

PRELIMINARY OFFICIAL STATEMENT DATED JULY 27, 2026

NEW ISSUE

In the opinion of Norton Rose Fulbright US LLP and Bryant Rabbino LLP, Co-Bond Counsel, interest on the Bonds will be exempt from personal income taxes imposed by the State of New York or any political subdivision thereof, including the City, and assuming continuing compliance with the provisions of the Internal Revenue Code of 1986, as amended, with respect to the Bonds, as described herein, interest on the Bonds will be excludable from the gross income of the owners thereof for federal income tax purposes. See “SECTION X: OTHER INFORMATION —Tax Matters” herein for further information.

\$1,500,000,000*
THE CITY OF NEW YORK
General Obligation Bonds, Fiscal 2027 Series A (Tax-Exempt)

Dated: Date of Delivery

Due: As shown on the inside cover pages

The Bonds will be issued as registered bonds. The Bonds will be registered in the nominee name of The Depository Trust Company, which will act as securities depository for the Bonds.

Interest on the Bonds will be payable on each August 1 and February 1, commencing February 1, 2027. The Bonds can be purchased in principal amounts of \$5,000 or any integral multiple thereof. Other terms of the Bonds including redemption provisions are described herein. *A detailed schedule of the Bonds is set forth on the inside cover pages.*

The Bonds are offered subject to prior sale, when, as and if issued by the City and accepted by the Underwriters. The issuance of the Bonds is subject to the approval of the legality of the Bonds by Norton Rose Fulbright US LLP, New York, New York, and Bryant Rabbino LLP, New York, New York, Co-Bond Counsel, and to certain other conditions. Certain legal matters will be passed upon for the City by its Corporation Counsel. Certain legal matters in connection with the preparation of this Official Statement will be passed upon for the City by Orrick, Herrington & Sutcliffe LLP, New York, New York and Hardwick Law Firm, LLC, New York, New York, Co-Special Disclosure Counsel to the City. Certain legal matters will be passed upon for the Underwriters by Squire Patton Boggs (US) LLP, New York, New York, and D. Seaton and Associates, P.A., P.C., New York, New York, Co-Counsel to the Underwriters. It is expected that the Bonds will be available for delivery in New York, New York, on or about August 13, 2026.

BofA Securities
Loop Capital Markets

RBC Capital Markets
J.P. Morgan
Ramirez & Co., Inc.
Wells Fargo Securities

Jefferies
Siebert Williams Shank & Co., LLC

Academy Securities Inc.
BNY Mellon Capital Markets, LLC
Fidelity Capital Markets
Morgan Stanley
Rice Financial Products Company
Stifel, Nicolaus & Company,
Incorporated

Barclays
Cabrera Capital Markets LLC
Goldman Sachs & Co. LLC
Oppenheimer & Co.
Roosevelt & Cross Incorporated

Blaylock Van, LLC
Drexel Hamilton, LLC
Great Pacific Securities
Raymond James
Stern Brothers & Co.
TD Financial Products

August __, 2026

* Preliminary, subject to change.

\$1,500,000,000*
General Obligation Bonds, Fiscal 2027 Series A (Tax-Exempt)

Base CUSIP⁽¹⁾: 64966S

August 1*,	Principal Amount*	Interest Rate	Price or Yield	CUSIP⁽¹⁾ Suffix
2028				
2029				
2030				
2031				
2032				
2033				
2034				
2035				
2036				
2037				
2038				
2039				
2040				
2041				
2042				
2043				
2044				
2045				
2046				
2047				
2048				
2049				
2050				
2051				
2052				

\$ _____ % Term Bonds due August 1, 20 __, Price or Yield _____ %, CUSIP⁽¹⁾ No. _____

* Preliminary, subject to change.

⁽¹⁾ CUSIP® is a registered trademark of the American Bankers Association. CUSIP® data herein are provided by CUSIP Global Services (“CGS”), managed on behalf of the American Bankers Association by FactSet Research Systems Inc. These data are not intended to create a database and do not serve in any way as a substitute for the CGS database. CUSIP® numbers listed above have been assigned by an independent company not affiliated with the City and are being provided solely for the convenience of Bondholders only at the time of issuance of the Bonds, and neither the City nor the Underwriters make any representation with respect to such numbers or undertakes any responsibility for their accuracy now or at any time in the future. The CUSIP® number for a specific maturity is subject to being changed after the issuance of the Bonds as a result of various subsequent actions including, but not limited to, a refunding in whole or in part of such maturity or as a result of the procurement of secondary market portfolio insurance or other similar enhancement by investors that is applicable to all or a portion of certain maturities of the Bonds.

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No dealer, broker, salesperson or other person has been authorized by the City or the Underwriters to give any information or to make any representations in connection with the Bonds or the matters described herein, other than those contained in this Official Statement, and, if given or made, such other information or representations must not be relied upon as having been authorized by the City or the Underwriters. This Official Statement does not constitute an offer to sell or the solicitation of an offer to buy, nor shall there be any sale of the Bonds by any person in any jurisdiction in which it is unlawful for such person to make such offer, solicitation or sale. The information and expressions of opinion contained herein are subject to change without notice, and neither the delivery of this Official Statement, nor any sale made hereunder, shall, under any circumstances, create any implication that there has been no change in the matters described herein since the date hereof. This Official Statement is submitted in connection with the sale of the Bonds referred to herein and may not be reproduced or used, in whole or in part, for any other purpose. The Underwriters may offer and sell Bonds to certain dealers and others at prices lower than the offering prices stated on the inside cover page hereof. The offering prices may be changed from time to time by the Underwriters. No representations are made or implied by the City or the Underwriters as to any offering of any derivative instruments.

The factors affecting the City's financial condition are complex. This Official Statement should be considered in its entirety, and no one factor is considered more or less important than any other by reason of its location herein. Where agreements, reports or other documents are referred to herein, reference should be made to such agreements, reports or other documents for more complete information regarding the rights and obligations of parties thereto, facts and opinions contained therein and the subject matter thereof.

This Official Statement contains forecasts, projections and estimates that are based on expectations and assumptions which existed at the time such forecasts, projections and estimates were prepared. In light of the important factors that may materially affect economic conditions in the City, the inclusion in this Official Statement of such forecasts, projections and estimates should not be regarded as a representation by the City, its independent auditors or the Underwriters that such forecasts, projections and estimates will occur. Such forecasts, projections and estimates are not intended as representations of fact or guarantees of results. If and when included in this Official Statement, the words "expects," "forecasts," "projects," "intends," "anticipates," "estimates" and analogous expressions are intended to identify forward-looking statements and any such statements inherently are subject to a variety of risks and uncertainties that could cause actual results to differ materially from those projected. Such risks and uncertainties include, among others, general economic and business conditions, changes in political, social and economic conditions, regulatory initiatives and compliance with governmental regulations, litigation and various other events, conditions and circumstances, many of which are beyond the control of the City. These forward-looking statements speak only as of the respective dates they were prepared. The City disclaims any obligation or undertaking to release publicly any updates or revisions to any forward-looking statement contained herein to reflect any change in the City's expectations with regard thereto or any change in events, conditions or circumstances on which any such statement is based between modifications to the City's financial plan required by law.

Grant Thornton LLP, the City's independent auditor, has not reviewed, commented on or approved, and is not associated with, this Official Statement. The report of Grant Thornton LLP relating to the City's financial statements for the fiscal years ended June 30, 2025 and 2024, which is a matter of public record, is included in the Annual Report for the fiscal year ended June 30, 2025, which is included by specific reference in this Official Statement. However, Grant Thornton LLP has not performed any procedures on any financial statements or other financial information of the City, including without limitation any of the information contained, or included by specific reference, in this Official Statement, since the date of such report and has not been asked to consent to the inclusion of its report in this Official Statement.

References to website addresses presented herein are for informational purposes only and may be in the form of a hyperlink solely for the reader's convenience. Unless specified otherwise, such websites and the information or links contained therein are not incorporated into, and are not part of, this Official Statement for purposes of Rule 15c2-12 adopted by the United States Securities and Exchange Commission under the Securities Exchange Act of 1934, as amended.

THESE BONDS HAVE NOT BEEN RECOMMENDED BY ANY FEDERAL OR STATE SECURITIES COMMISSION OR REGULATORY AUTHORITY. FURTHERMORE, THE FOREGOING AUTHORITIES HAVE NOT CONFIRMED THE ACCURACY OR DETERMINED THE ADEQUACY OF THIS DOCUMENT. ANY REPRESENTATION TO THE CONTRARY IS A CRIMINAL OFFENSE. IN MAKING AN INVESTMENT DECISION, INVESTORS MUST RELY ON THEIR OWN EXAMINATION OF THIS OFFICIAL STATEMENT AND THE TERMS OF THE OFFERING, INCLUDING THE MERITS AND RISKS INVOLVED.

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OFFICIAL STATEMENT OF THE CITY OF NEW YORK

This Official Statement provides certain information concerning The City of New York (the “City”) in connection with the sale of \$1,500,000,000* aggregate principal amount of the City’s General Obligation Bonds, Fiscal 2027 Series A (Tax-Exempt) (the “Bonds”).

The factors affecting the City’s financial condition described throughout this Official Statement are complex and are not intended to be summarized in the Introductory Statement below. The economic and financial condition of the City may be affected by various changes in laws, including tax law, financial, social, economic, political, geo-political and environmental factors, cybersecurity threats, terrorist events, hostilities or war, outbreak of infectious diseases, and other factors which could have a material effect on the City’s economic and financial condition. For a discussion of additional factors affecting the City’s financial condition, see below under “INTRODUCTORY STATEMENT,” “SECTION VII: FINANCIAL PLAN—Assumptions” and “APPENDIX A—ECONOMIC AND DEMOGRAPHIC INFORMATION—New York City Economy.” This Official Statement should be read in its entirety.

Because the City is a large and complex entity, information about it changes on an ongoing basis. The final Official Statement may be updated to include certain information reflecting changes since the date of this Preliminary Official Statement. In such event, the City will revise this paragraph to direct readers to the specific sections of the Official Statement that have been updated.

* Preliminary, subject to change.

INTRODUCTORY STATEMENT

The Bonds are general obligations of the City for the payment of which the City will pledge its faith and credit. All real property subject to taxation by the City is subject to the levy of *ad valorem* taxes, without limitation as to rate or amount, to pay the principal of, applicable redemption premium, if any, and interest on the Bonds.

The City, with an estimated population of approximately 8.6 million as of July 2025, is an international center of business and culture. Its economy is broadly based, with the banking, securities, insurance, technology, information, publishing, fashion, design, retailing, education and health care industries accounting for a significant portion of the City's total employment earnings. Additionally, the City is a leading tourist destination.

For each of the 1981 through 2025 fiscal years, the City's General Fund had an operating surplus, before discretionary and other transfers, and achieved balanced operating results as reported in accordance with generally accepted accounting principles ("GAAP"), after discretionary and other transfers and except for the application of Governmental Accounting Standards Board ("GASB") Statement No. 49 ("GASB 49") and without regard to certain fund balances, which may be carried forward as described below. City fiscal years end on June 30 and are referred to by the calendar year in which they end. The City has been required to close substantial gaps between forecast revenues and forecast expenditures in order to maintain balanced operating results. There can be no assurance that the City will continue to maintain balanced operating results as required by New York State (the "State") law without proposed tax or other revenue increases or reductions in City services or entitlement programs, which could adversely affect the City's economic base.

As required by the New York State Financial Emergency Act for The City of New York (the "Financial Emergency Act" or the "Act") and the New York City Charter (the "City Charter"), the City prepares a four-year annual financial plan, which is reviewed and revised on a quarterly basis and which includes the City's capital, revenue and expense projections and outlines proposed gap-closing programs for years with projected budget gaps. The City's current financial plan projects budget balance in the 2026 and 2027 fiscal years in accordance with GAAP except for the application of GASB 49 and without regard to certain fund balances, which may be carried forward as described below. In 2010, the Financial Emergency Act was amended to waive the budgetary impact of GASB 49 by enabling the City to continue to finance with bond proceeds certain pollution remediation costs. In addition, the City may, without violating its budget balance requirements, carry forward to a subsequent fiscal year or fiscal years unspent balances from certain funds restricted as to their use, as well as balances in the Health Insurance Stabilization Fund, School Crossing Guards Health Insurance Fund, Management Benefits Fund and Rainy Day Fund. For information regarding the Rainy Day Fund, see "SECTION VII: FINANCIAL PLAN—Rainy Day Fund." The City's current financial plan projects budget gaps for the 2028 through 2030 fiscal years. A pattern of current year balance and projected future year budget gaps has been consistent through the entire period since 1982, during which the City has achieved an excess of revenues over expenditures, before discretionary and other transfers, for each fiscal year. For information regarding the City budget process, see "SECTION III: GOVERNMENT AND FINANCIAL CONTROLS—City Financial Management, Budgeting and Controls—*The City Budget Process*." For information regarding the current financial plan, see "SECTION I: RECENT FINANCIAL DEVELOPMENTS" and "SECTION VII: FINANCIAL PLAN." For information regarding the 2010 amendment of the Financial Emergency Act with respect to the application of GASB 49 to the City budget, see "SECTION III: GOVERNMENT AND FINANCIAL CONTROLS." The City is required to submit its financial plans to the New York State Financial Control Board (the "Control Board"). For further information regarding the Control Board, see "SECTION III: GOVERNMENT AND FINANCIAL CONTROLS—City Financial Management, Budgeting and Controls—*Financial Review and Oversight*."

For its normal operations, the City depends on aid from the State both to enable the City to balance its budget and to meet its cash requirements. There can be no assurance that there will not be delays or reductions in State aid to the City from amounts currently projected; that State budgets for future State fiscal years will be adopted by the April 1 statutory deadline, or interim appropriations will be enacted; or that any such reductions or delays will not have adverse effects on the City's cash flow or expenditures. In addition, the City and the State have made various assumptions with respect to federal aid. Future federal actions or inactions could have adverse effects on the City, both directly and indirectly through State aid to localities reductions that will need to be taken in the absence of additional federal aid to the State. See "SECTION I: RECENT FINANCIAL DEVELOPMENTS—2026-2030 Financial Plan."

The Mayor is responsible for preparing the City's financial plan which relates to the City and certain entities that receive funds from the City. The financial plan is modified quarterly. The City's projections set forth in the financial plan are based on various assumptions and contingencies which are uncertain and which may not materialize. Such assumptions and contingencies include the condition of the international, national, regional and local economies, the provision of State and federal aid and other State and federal actions and inactions, such as the potential consequences of not resolving the federal debt ceiling negotiations, the impact on City revenues and expenditures of any future federal or State legislation and policies affecting the City and the cost of pension structures and healthcare. See "SECTION I: RECENT FINANCIAL DEVELOPMENTS."

Implementation of the financial plan is dependent on the City's ability to successfully market its bonds and notes. Implementation of the financial plan is also dependent upon the ability to market the securities of other financing entities including the New York City Municipal Water Finance Authority (the "Water Authority") and the New York City Transitional Finance Authority ("TFA"). See "SECTION VII: FINANCIAL PLAN—Financing Program." The success of projected public sales of City, Water Authority, TFA and other bonds and notes will be subject to prevailing market conditions. Future developments in the financial markets generally, as well as future developments concerning the City, and public discussion of such developments, may affect the market for outstanding City general obligation bonds and notes.

The City Comptroller and other agencies and public officials, from time to time, issue reports and make public statements which, among other things, state that projected revenues and expenditures may be different from those forecast in the City's financial plans. See "SECTION VII: FINANCIAL PLAN—Certain Reports."

SECTION I: RECENT FINANCIAL DEVELOPMENTS

For the 2025 fiscal year, the City's General Fund had a total surplus of \$3.8 billion, before discretionary and other transfers, and achieved balanced operating results in accordance with GAAP, except for the application of GASB 49 and without regard to certain fund balances permitted to be carried forward as described in "Introductory Statement," after discretionary and other transfers. The 2025 fiscal year was the forty-fifth consecutive year that the City achieved balanced operating results when reported in accordance with GAAP, except for the application of GASB 49 and without regard to certain fund balances permitted to be carried forward as described in "INTRODUCTORY STATEMENT."

2026-2030 Financial Plan

On June 30, 2025, the City submitted to the Control Board the financial plan for the 2026 through 2029 fiscal years (the "June 2025 Financial Plan"), which was consistent with the City's capital and expense budgets as adopted for the 2026 fiscal year. Subsequently, the June 2025 Financial Plan was modified during the 2026 fiscal year. On June 30, 2026, the City submitted to the Control Board the financial plan for the 2027 through 2030 fiscal years, which is consistent with the City's capital and expense budgets as adopted for the 2027 fiscal year, and a further modification to the June 2025 Financial Plan with respect to the 2026 fiscal year (together, the "Financial Plan").

The Financial Plan projects revenues and expenses for the 2026 and 2027 fiscal years balanced in accordance with GAAP, except as described above, and projects gaps of approximately \$6.44 billion, \$8.21 billion and \$8.52 billion in fiscal years 2028, 2029 and 2030, respectively. The June 2025 Financial Plan had projected revenues and expenses for the 2026 fiscal year balanced in accordance with GAAP, except as described above, and had projected gaps of approximately \$5.04 billion, \$6.10 billion and \$5.96 billion in fiscal years 2027 through 2029, respectively.

The Financial Plan reflects, since the June 2025 Financial Plan, increases in projected net revenues of \$4.99 billion, \$6.80 billion, \$5.25 billion and \$3.94 billion in fiscal years 2026 through 2029, respectively. Changes in projected revenues include: (i) increase in real property tax revenues of \$225 million, \$666 million, \$264 million and \$321 million in fiscal years 2026 through 2029, respectively; (ii) increases in personal income tax and Pass-Through Entity Tax ("PTET") revenues of \$2.73 billion, \$2.41 billion, \$1.99 billion and \$1.33 billion in fiscal years 2026 through 2029, respectively; (iii) increases in corporate tax revenues of \$640 million and \$434 million in fiscal years 2027 and 2028, respectively, and decreases in corporate tax revenues of \$177 million and \$342 million in fiscal years 2026 and 2029, respectively, including revenues related to the fiscal impact of de-coupling the State business tax from the Reconciliation Act of 2025 (as defined below) included in the State fiscal year 2027 budget (the "State 2027 Budget"); (iv) increases in unincorporated business tax revenues of \$316 million, \$527 million, \$554 million and \$599 million in fiscal years 2026 through 2029, respectively, including revenues related to the fiscal impact of de-coupling the State business tax from the Reconciliation Act of 2025 (as defined below) included in the State 2027 Budget; (v) increases in sales tax revenues of \$326 million, \$462 million, \$518 million and \$583 million in fiscal years 2026 through 2029, respectively, including revenues reflecting the elimination of the withholding of sales tax revenues for financially distressed hospitals and nursing home facilities included in the State 2027 Budget, which was previously scheduled to run through March 31, 2028; (vi) increases in tax program revenues of \$68 million, \$69 million and \$71 million in fiscal years 2027, 2028 and 2029, respectively, reflecting revenues related to proposed changes to the unincorporated business tax, which were approved by the City Council on July 16, 2026, and will become local law if 30 days pass from such City Council approval date and it lapses into effect, or if signed by the Mayor prior thereto; (vii) increases in transaction tax revenues of \$331 million, \$322 million, \$320 million and \$299 million in fiscal years 2026 through 2029, respectively; (viii) increases in tax audit revenues of \$340 million and \$150 million in fiscal years 2026 and 2027, respectively, and \$100 million in each of fiscal years 2028 and 2029; and (ix) increases in other tax revenues of \$190 million, \$602 million, \$649 million and \$622 million in fiscal years 2026 through 2029, respectively, including revenues of \$500 million in each of fiscal years 2027 through 2029 reflecting the second home property surcharge taking effect in fiscal year 2027. See "SECTION IV: SOURCES OF CITY REVENUES —Other Taxes" herein for further information regarding the second home property surcharge.

Changes in projected net revenues also include: (i) increases in non-tax revenues of \$545 million, \$249 million, \$136 million and \$138 million in fiscal years 2026 through 2029, respectively; (ii) increases in unrestricted aid revenues of \$119 million and \$651 million in fiscal years 2026 and 2027, respectively, and \$161 million in each of fiscal years 2028 and 2029; (iii) decreases in State tax program revenues of \$3 million, \$64 million, \$71 million and \$78 million in fiscal years 2026 through 2029, respectively, primarily driven by the legislation included in the State

2027 Budget which allows City residents who meet certain income requirements to deduct qualifying tipped wages from their income for taxation purposes; and (iv) increases in agency savings of \$56 million and \$86 million in fiscal years 2026 and 2027, respectively, and \$79 million in each of fiscal years 2028 and 2029.

The Financial Plan also reflects, since the June 2025 Financial Plan, increases in projected net expenditures of \$3.03 billion, \$3.72 billion, \$5.59 billion and \$6.18 billion in fiscal years 2026 through 2029, respectively. Changes in projected expenditures include: (i) increases in agency expenses of \$8.54 billion, \$10.76 billion, \$10.69 billion and \$11.0 billion in fiscal years 2026 through 2029, respectively, with the largest increases to the Department of Social Services, Department of Education and Department of Homeless Services; (ii) decreases in other than personal services expenses of \$56 million in each of fiscal years 2027 through 2029; (iii) increases in health insurance plan rates of \$527 million, \$539 million, \$574 million and \$612 million in fiscal years 2026 through 2029, respectively; (iv) increases in the Health Insurance Stabilization Fund costs of \$911 million, \$1.14 billion, \$1.23 billion and \$1.32 billion in fiscal years 2026 through 2029, respectively; (v) decreases in expenses of \$411 million, \$791 million, \$840 million and \$891 million in fiscal years 2026 through 2029, respectively, relating to New York City Employees Preferred Provider Organization health plan savings; (vi) decreases in the labor reserve of \$530 million and \$760 million in fiscal years 2026 and 2027, respectively, and \$260 million in each of fiscal years 2028 and 2029, primarily due to lower than anticipated headcount; (vii) decreases in pension contributions of \$8 million, \$788 million, \$742 million and \$1.33 billion in fiscal years 2026 through 2029, respectively, primarily as a result of strong investment earnings in fiscal year 2025; (viii) decreases in City pension contributions of \$652 million, \$1.64 billion, \$1.70 billion and \$1.53 billion in fiscal years 2026 through 2029, respectively, primarily due to a change in the amortization of unfunded pension liabilities; (ix) increases in pension enhancement costs of \$170 million, \$183 million and \$194 million in fiscal years 2027 through 2029, respectively, primarily due to State 2027 Budget impacts; (x) decreases in debt service expenses of \$341 million and \$204 million in fiscal years 2026 and 2027, respectively, and increases in debt service expenses of \$5 million and \$285 million in fiscal years 2028 and 2029, respectively; (xi) decreases in the General Reserve of \$1.20 billion and \$750 million in fiscal years 2026 and 2027, respectively; (xii) decreases in the Capital Stabilization Reserve of \$250 million in each of fiscal years 2026 and 2027; (xiii) an increase in expenses related to certain City Council initiatives of \$706 million in fiscal year 2027; (xiv) decreases in projected agency expenses of \$979 million, \$1.04 billion, \$1.06 billion and \$1.07 billion in fiscal years 2026 through 2029, respectively, primarily due to a targeted reduction in agency spending, identified by newly appointed agency chief savings officers and a 50% reduction of headcount vacancies; (xv) decreases in expenses for public health, youth programming, and school aid of \$360 million in fiscal year 2026 and \$457 million in each of fiscal years 2027 through 2029, primarily due to the allocation of State aid included in the State 2027 Budget; (xvi) decreases in expenses of \$109 million and \$362 million in fiscal years 2026 and 2027, respectively, and \$162 million in each of fiscal years 2028 and 2029, due to State 2027 Budget impacts; (xvii) decreases in expenses for special education due process cases, homelessness and eviction prevention supplements and shelter expenditures of \$1.18 billion, \$1.14 billion and \$818 million in fiscal years 2027 through 2029, respectively, primarily due to cost containment strategies; (xviii) decreases in expenses due to reimbursements by the New York City Health and Hospitals Corporation (“NYCHH”) to the City of \$205 million and \$250 million in fiscal years 2026 and 2027, respectively for City debt service for NYCHH projects; (xix) decreases in Citywide fringe savings and re-estimates of \$200 million, \$675 million, \$679 million and \$655 million in fiscal years 2026 through 2029, respectively; and (xx) decreases of \$1.71 billion and \$400 million in fiscal years 2026 and 2027, respectively, reflecting a re-estimate of prior years’ expenses and receivables.

The Financial Plan reflects, since the June 2025 Financial Plan, provision of \$1.96 billion for the prepayment in fiscal year 2026 of fiscal year 2027 expenses, resulting in an equivalent expenditure reduction in fiscal year 2027.

The Financial Plan assumes total federal categorical grants of \$9.86 billion, \$7.37 billion, \$7.23 billion, \$7.10 billion and \$7.09 billion in fiscal years 2026 through 2030, respectively.

In June 2026, the State enacted legislation which extended the timeline for implementation of a State law enacted in 2022 which mandates certain maximum class sizes in public school kindergarten through twelfth grades, and revised compliance targets for fiscal year 2027 and beyond, with a revised 100 percent compliance date extended from fiscal year 2028 to fiscal year 2030, resulting in cost containment savings reflected in the Financial Plan. The Financial Plan reflects \$850 million for expense costs related to the amended class size mandate in fiscal year 2027. The Financial Plan also reflects \$1.025 billion in fiscal year 2028, \$1.375 billion in fiscal year 2029, and \$1.55 billion in fiscal year 2030 to meet the projected expense costs associated with the amended class size mandate. The School Construction Authority’s Five Year Capital Plan for Fiscal Years 2025 through 2029 includes \$6.1 billion of capital funding for

new capacity to meet the class size requirement. \$1.5 billion in additional funding was added to the City's Capital Commitment Plan in May 2026; such funding will be reflected in the next update to the School Construction Authority's Five Year Capital Plan for Fiscal Years 2025 through 2029, bringing the total capital funding for new capacity to \$7.6 billion. Additional capital funding, not currently reflected in the Financial Plan, will be required for the construction of new capacity. The actual capital cost of fully complying is not known at this time, and depends on many factors, including enrollment policies, population shifts, and site availability.

The Financial Plan reflects funding of \$1.51 billion in fiscal year 2026, \$1.41 billion in fiscal year 2027, and \$1.46 billion in each of fiscal years 2028 through 2030, respectively, for legally mandated tuition for special education students unilaterally placed by their families in private school settings or for other privately provided services for special education students in private school settings. Additional funding is not expected to be needed to cover the City's current projections of such costs. The City continues to closely monitor the costs associated with this mandate, and will adjust the funding as needed.

For information on recent legislation included in the State 2027 Budget which extended the amortization period for the City's Unfunded Accrued Liability for certain City pension systems from 2032 to 2037 and which is expected to save the City approximately \$7.0 billion over the years of the Financial Plan, see – "SECTION IX: PENSION SYSTEMS AND OPEB—City Pension Contributions—*Actuarial Assumptions and Methods.*"

The Financial Plan does not reflect certain pension enhancements passed by the State legislature but not yet signed into law by the Governor. If all such bills are enacted into law, the cost is estimated to be approximately \$76.0 million in fiscal year 2027, \$60.0 million in fiscal year 2028, \$60.0 million in fiscal year 2029 and \$62.0 million in fiscal year 2030. There can be no assurance that any or all such bills will be enacted into law, or that the cost of complying with such bills will not significantly differ from the projections herein.

The State fiscal year 2021 budget included a requirement that the City increase its funding of the Metropolitan Transportation Authority's ("MTA's") net paratransit operating deficit from 33% to 50%. The State fiscal year 2024 budget further required the City to increase its funding in fiscal years 2024 and 2025 from 50% to the lower of 80% of the deficit or 50% of the deficit plus \$165 million. The State fiscal year 2026 budget included a requirement that the City continue to fund the MTA's net paratransit operating deficit at the lower of 80% of the deficit or 50% of the deficit plus \$165 million in fiscal years 2026 and 2027. The Financial Plan reflects a return to paying 50% of the deficit after fiscal year 2027. The Financial Plan reflects \$599 million, \$467 million, \$490 million and \$515 million in fiscal years 2027 through 2030, respectively, to cover the City's contributions for paratransit services, compared to the estimates in the MTA's February 2026 financial plan of \$646 million, \$728 million, \$815 million, and \$837 million in fiscal years 2027 through 2030, respectively. Although the State only mandated the above-described requirements through 2027, the MTA's financial plan assumes an increase to 80% of the deficit after the requirements expire. For information related to litigation against the City and MTA by users of the MTA's paratransit system, see "SECTION X: OTHER INFORMATION—Litigation—*Miscellaneous.*"

The State fiscal year 2026 budget included a requirement that the City contribute a total of \$3 billion towards the MTA 2025-2029 Capital Program. The Financial Plan includes \$2 billion for the MTA 2025-2029 Capital Program, which is expected to follow the State's schedule, which assumes \$400 million per year. Concurrent with the above requirement, the State increased the amount of Future Tax Secured Bonds that the TFA may have outstanding not subject to the City's debt limit by an additional \$3 billion to \$30.5 billion as of July 1, 2025.

The Financial Plan does not reflect full funding to cover projected increases in the annual operating deficit of the MTA Bus Company, which the City is obligated to fund. The Financial Plan reflects \$538 million, \$747 million, \$763 million and \$773 million in fiscal years 2027 through 2030, respectively, compared to MTA's estimate of such costs of \$748 million, \$787 million, \$804 million, and \$816 million in fiscal years 2027 through 2030, respectively.

In 2024, the City Council re-authorized the City's authority to sell real property tax liens through December 31, 2028. A series of bills which alter the terms of such previous authorization (the "Lien Sale Legislation") have been adopted as local law. The Lien Sale Legislation allows lien sales to occur largely unchanged through December 31, 2028, with the exception that the legislation requires the City to include terms and conditions in the future sale of any lien to prevent foreclosure on a tax class one residential property occupied by the owner as primary resident within one year after the date of the sale and to restrict any foreclosure on such a property to a lien for which the total value

of such lien, including both unpaid water and sewer charges as well as unpaid real property taxes, is the lesser of 15% of the market value of the property as reflected on the final tax assessment roll or \$70,000. In addition, the Lien Sale Legislation directs that a not-for-profit land bank (the “Land Bank”), a majority of whose members would report to the Mayor, be established, subject to the approval of the New York State Urban Development Corporation. The Land Bank would be empowered to purchase both water and sewer liens and real property tax liens. Pursuant to the Lien Sale Legislation, subsequent to December 31, 2028, if lien sales are authorized, the City would not be authorized to sell liens other than by a negotiated sale to the Land Bank. The impact of the Lien Sale Legislation’s requisite terms and conditions and the requirement to sell liens only to a Land Bank after December 31, 2028 on the process of selling liens and on projected revenues is not yet known. No assurance can be given that the lien sale authorization, including the Lien Sale Legislation, will not be further amended or revised in a way that could further limit or restrict the ability of the City to sell liens, or that any new lien sales will occur. In March 2026, the Mayor announced that the City would suspend the tax lien sale in fiscal year 2026 to conduct a six-month review of the program and consider enacting alternatives.

The Financial Plan assumes lien sales will occur in fiscal years 2027 through 2030 and assumes \$80 million in direct revenues to the City from such lien sales in each of such fiscal years. The Financial Plan further assumes that real property tax delinquencies as a percentage of the total property tax levy will average approximately 1.9% in fiscal years 2027 through 2030. There can be no assurance that lien sales will occur in the future, or that the amounts projected in the Financial Plan to be received from such lien sales will be realized. In the event that future lien sales do not occur, real property tax delinquencies may increase over time beyond the rates assumed in the Financial Plan. The amount of such increase, if any, cannot be projected at this time. For reference, each 1% increase in delinquencies would reduce property tax revenues by approximately \$399 million, \$409 million, \$421 million and \$435 million in fiscal years 2027 through 2030, respectively.

The City Council passed legislation which amends the City’s administrative code to create a civil cause of action for gender-motivated violent crimes which occurred prior to January 9, 2022. OMB issued a fiscal impact statement prior to the November 25, 2025 City Council meeting, which estimated the potential impact of such legislation on the City, if enacted, could eventually reach up to \$1.0 billion, the costs of which are not reflected in the Financial Plan. For additional information related to ongoing litigation against the City for gender-motivated violent crimes, see “SECTION X: OTHER INFORMATION—Litigation—*Miscellaneous*.”

On May 25, 2023, the City Council passed four bills, Local Law Numbers 99, 100, 101 and 102 of 2023, which if implemented would have substantially expanded eligibility for the New York City Department of Social Services’ housing rental assistance voucher program for individuals and families who are experiencing or at risk of homelessness. The City Council voted to override the former Mayor’s vetoes on July 13, 2023. The City Council and the Legal Aid Society subsequently sued the City and the Mayor in New York State Supreme Court, seeking implementation of the local laws. After the City Council and the Legal Aid Society prevailed in the Appellate Division, First Department, the City and the Mayor obtained leave to appeal to the New York Court of Appeals. The appeal was withdrawn pursuant to a June 29, 2026 settlement agreement that resulted in the City Council passing Intro 0966-2026 on June 30, 2026, establishing a new rental assistance program for families and individuals operated by the New York City Department of Housing Preservation and Development, which largely replaces the expansion contemplated by the Local Laws passed in 2023. This new City housing assistance program is not an entitlement program, and is therefore capped by available appropriations, and is available to eligible participants only until funding is depleted. If such legislation is signed by the Mayor, or if thirty days pass and it lapses into effect, it will become local law. The Financial Plan reflects funding of \$175 million in fiscal year 2027, \$125 million in fiscal year 2028, \$125 million in fiscal year 2029 and \$125 million in fiscal year 2030 to support this program.

The Financial Plan reflects costs for asylum seeker services of \$1.46 billion in fiscal year 2026 and \$1.16 billion in fiscal year 2027 which matches the City’s projections for such costs using data available as of May 2026. The Financial Plan reflects costs for asylum seeker services of \$1.16 billion in fiscal year 2027 and \$500 million in each of fiscal years 2028, 2029 and 2030. The City does not have projections for such costs for fiscal years 2028 through 2030. The City continues to monitor the costs of providing asylum seeker services. The costs for asylum seeker services reflected in the Financial Plan include funding from a combination of State and City. The Financial Plan reflects State funding for asylum seeker services of \$3 million in fiscal year 2026, with no State funding reflected in fiscal years 2027 and beyond. The City currently expects to receive all State funding reflected in the Financial Plan

although actual amounts may vary based on actual expenses. The Financial Plan reflects no federal funding in fiscal years 2026 and beyond.

The City receives significant funding from the federal government for community development, social services, education and other purposes pursuant to various federal programs. The Trump administration has issued a series of executive orders and other policy documents and notices which, if legally enforceable and fully implemented, would impact federal spending programs, including federal funds payable to the City and City-related entities, including the New York City Housing Authority (“NYCHA”) and NYCHH. The City has received notices from the federal government pausing or terminating the receipt of federal funds by the City. The City expects to receive additional notices in the future. The City continues to review the relevant orders, policy documents and notices, analyze their potential impact on the City, and take action, including commencing litigation or joining litigation commenced by other governmental entities, where appropriate. In certain lawsuits, the State and City have obtained preliminary relief, either restoring funding that had been terminated or enjoining particular federal agencies from enforcing various terms against the City as a condition for receipt of federal funding. It is not possible at this time to predict the effect these executive orders, notices pausing or terminating the receipt of federal funds or other potential changes, when taken individually or as a whole, will have on the City’s economy and the Financial Plan. It is also not possible at this time to predict whether decisions in the subsequent stages of the lawsuits will preserve or undo relief that the City has obtained to date. To the extent that implementation of these executive orders or related policy documents and notices would result in the material reduction of federal aid to the City, the City expects to continue to take appropriate actions to seek to maintain such aid. There can be no guarantee that implementation of these or future executive orders or other efforts to limit federal funding will not result in reductions or delay in receiving such aid. Legislative proposals which could restrict eligibility for federal grants have also been introduced in Congress. The likelihood of such proposals being enacted, or the impact such proposals may have on the City if enacted, cannot be determined at this time, but any such impact may be significant. The federal categorical grants in the Financial Plan have not been reduced to reflect the potential impact of federal actions described herein. For further information concerning federal grants to the City, see “SECTION IV: SOURCES OF CITY REVENUES—Federal and State Categorical Grants.”

On July 4, 2025, Federal Public Law No. 119–21 (enacted as “An Act to provide for reconciliation pursuant to title II of House Concurrent Resolution 14”) (the “Reconciliation Act of 2025”), was signed into law. The Reconciliation Act of 2025 is expected to have implications on the City and City-related entities, including NYCHH, the full impact of which is not reflected in the Financial Plan or the Governor’s Executive Budget. Such full impact on the State and City is still unknown. Many of the proposed federal spending reductions are targeted at the State level, and it is still unknown whether, and to what extent, the State will pass those impacts down to the City or City-related entities such as NYCHH.

On July 10, 2025, the United States Department of Justice (“DOJ”), the United States Department of Labor (“DOL”), the United States Department of Education (“USDOE”) and the United States Department of Health and Human Services (“HHS”) issued notices re-interpreting the scope of a federal law, the Personal Responsibility and Work Opportunity Reconciliation Act (“PRWORA”) of 1996, to further restrict the provision of public benefits to non-citizens. On September 10, 2025, the United States District Court for the District of Rhode Island issued an order that preliminarily enjoined DOJ, DOL, USDOE, and HHS from enforcing or implementing such notices in the State and other jurisdictions. On November 26, 2025, the United States Department of Housing and Urban Development (“HUD”) also issued a notice re-interpreting the scope of PRWORA as it applies to HUD programs, and implementation of such notice was subsequently stayed in the ongoing federal lawsuit. If these notices re-interpreting PRWORA were fully implemented, and legally enforceable, the City’s ability to use federal funds, or State and local funds, for a range of services to its residents may be adversely impacted. It is not possible at this time to assess the impact that the implementation of these notices would have on the Financial Plan or City operations, which may both be significant.

On July 24, 2025, the DOJ filed suit against the City in the Eastern District of New York alleging that certain provisions of local law as well as an operations order of the Police Department, generally limiting cooperation with federal immigration enforcement, infringe upon the federal government’s authority with respect to immigration. The lawsuit seeks to have the federal court invalidate the provisions of local law in question and the operations order and to enjoin their enforcement. On February 23, 2026, the City filed a motion to dismiss the causes of action in the lawsuit. On June 29, 2026, with the City’s motion pending, the court requested supplemental briefing from the parties

on whether DOJ has standing to obtain the relief it seeks. The City is reviewing what impact the lawsuit might have, if any, on the Financial Plan.

The New York City Advisory Commission on Property Tax Reform was established in 2018 to consider changes to the City's property taxation system, without reducing property tax revenues to the City. The commission released its report in December 2021 with recommendations which, among other things, would align the taxable value of certain properties more closely with market value. The commission's recommendations, which have not yet been acted upon, would require State legislation if they were to be implemented. For information on litigation related to the City's property taxation system, see "SECTION X: OTHER INFORMATION—Litigation."

From time to time, the City Comptroller, the Control Board staff, the Office of the State Deputy Comptroller ("OSDC"), the Independent Budget Office ("IBO") and others issue reports and make public statements regarding the City's financial condition, commenting on, among other matters, the City's financial plans, projected revenues and expenditures and actions by the City to eliminate projected operating deficits. It is reasonable to expect that reports and statements will continue to be issued and may contain different perspectives on the City's budget and economy and may engender public comment. For information on reports issued on the City's June 2025 Financial Plan, as modified by the modification to the June 2025 Financial Plan the City submitted to the Control Board on May 12, 2026 (as so modified, the "May Financial Plan") and to be issued on the Financial Plan by the City Comptroller and others reviewing, commenting on and identifying various risks therein, see "SECTION VII: FINANCIAL PLAN—Certain Reports."

The State

The State Legislature completed action on the approximately \$277 billion State 2027 Budget on May 28, 2026. The State 2027 Budget provides for balanced operations on a cash basis in its general fund, as required by law. The State Annual Information Statement, dated June 10, 2026 (the "Annual Information Statement"), reflects the State's Fiscal Year 2027 Enacted Budget Financial Plan (the "State Financial Plan").

In the Annual Information Statement, the State projects a balanced budget, on a cash basis, in fiscal year 2027, and gaps of \$6.34 billion, \$10.53 billion and \$14.74 billion in fiscal years 2028 through 2030, respectively. The State's projections reflect an assumption that the Governor will continue to propose, and the State Legislature will continue to enact, balanced budgets in future years that limit annual growth in State operating funds to no greater than 2%.

The State Financial Plan and the Annual Information Statement identify a number of additional risks inherent in the implementation of the State Financial Plan. Such risks include, but are not limited to, the costs of provision of care for asylum seekers, the impact of COVID-19 on State revenue sources and the State's financial condition; the condition of the national and State economies, and the collection of economically sensitive tax receipts in the amounts projected; national and international events; inflation; consumer confidence; commodity prices; supply chain disruptions; major terrorist events; hostilities or war; climate change and extreme weather events; severe epidemic or pandemic events; cybersecurity threats; federal policies, funding laws and regulations; financial sector compensation; monetary policy affecting interest rates and the financial markets; credit rating agency actions; the impact of financial and real estate market developments on bonus income and capital gains realizations; technology industry developments and employment; the effect of household debt on consumer spending and State tax collections; the outcome of litigation and other claims affecting the State; wage and benefit increases for State employees that exceed projected annual costs; changes in the size of the State's workforce; the realization of the projected rate of return for pension fund assets and current assumptions with respect to wages for State employees affecting the State's required pension fund contributions; the willingness and ability of the federal government to provide the aid projected in the State Financial Plan; the ability of the State to implement cost reduction initiatives, including reduction in State agency operations, and the success with which the State controls expenditures; unanticipated growth in Medicaid program costs; and the ability of the State and public authorities to issue securities successfully in the public credit markets.

SECTION II: THE BONDS

General

The Bonds will be general obligations of the City issued pursuant to the Constitution and laws of the State, including the Local Finance Law, and the City Charter and in accordance with bond resolutions of the Mayor and a certificate of the Deputy Comptroller for Public Finance. The Bonds will mature and bear interest as described on the cover and inside cover page of this Official Statement. Interest on the Bonds, calculated on the basis of a 360-day year of 30-day months, will be payable to the registered owners thereof as shown on the registration books of the City on the Record Date, the fifteenth day of the calendar month immediately preceding the applicable interest payment date.

The State Constitution requires that the City pledge its faith and credit to the payment of its bonds and notes. All real property subject to taxation by the City will be subject to the levy of *ad valorem* taxes, without limitation as to rate or amount, to pay the principal of and interest on the Bonds. The City is not permitted by the State Constitution to issue revenue bonds.

Payment Mechanism

Pursuant to the Financial Emergency Act, a general debt service fund (the “General Debt Service Fund” or the “Fund”) has been established for City bonds and certain City notes and payments of the City real estate tax must be deposited upon receipt in the Fund. The Fund, which receives all payments of City real estate tax from taxpayers, is held by the State Comptroller pursuant to the Act and retained under a statutory formula, for the payment of debt service (with exceptions for debt service, such as principal of seasonal borrowings, that is set aside under other procedures). The statutory formula has in recent years resulted in retention of sufficient real estate taxes to comply with the City Covenants (as defined in “—Certain Covenants and Agreements”). If the statutory formula does not result in retention of sufficient real estate taxes to comply with the City Covenants, the City will comply with the City Covenants either by providing for early retention of real estate taxes or by making cash payments into the Fund. The principal of and interest on the Bonds will be paid from the Fund until the Act terminates, and thereafter from a separate fund maintained in accordance with the City Covenants. Since its inception in 1978, the Fund has been fully funded at the beginning of each payment period.

If the Control Board determines that retentions in the Fund are likely to be insufficient to provide for the debt service payable therefrom, it must require that additional real estate tax revenues be retained or other cash resources of the City be paid into the Fund. In addition, the Control Board is required to take such action as it determines to be necessary so that the money in the Fund is adequate to meet debt service requirements. For information regarding the termination date of the Act, see “SECTION III: GOVERNMENT AND FINANCIAL CONTROLS—City Financial Management, Budgeting and Controls—*The Financial Plan, the Financial Emergency Act and the City Charter.*”

Enforceability of City Obligations

As required by the State Constitution and applicable law, the City pledges its faith and credit for the payment of the principal of and interest on all City indebtedness. Holders of City debt obligations have a contractual right to full payment of principal and interest when due. If the City fails to pay principal or interest, the holder has the right to sue and is entitled to the full amount due, including interest to maturity at the stated rate and at the rate authorized by law thereafter until payment. Under the New York General Municipal Law, if the City fails to pay any money judgment, it is the duty of the City to assess, levy and cause to be collected amounts sufficient to pay the judgment. Judicial decisions indicate that judicial enforcement of statutes such as this provision in the New York General Municipal Law is within the discretion of a court. Other judicial decisions also indicate that a money judgment against a municipality may not be enforceable against municipal property devoted to public use.

The rights of the owners of Bonds to receive interest, principal and applicable redemption premium, if any, from the City could be adversely affected by a restructuring of the City’s debt under Chapter 9 of the Federal Bankruptcy Code. No assurance can be given that any priority of holders of City securities (including the Bonds) to payment from money retained in the Fund or from other sources would be recognized if a petition were filed by or on behalf of the City under the Federal Bankruptcy Code or pursuant to other subsequently enacted laws relating to creditors’ rights;

such money might then be available for the payment of all City creditors generally. Judicial enforcement of the City’s obligation to make payments into the Fund, of the obligation to retain money in the Fund, of the rights of holders of bonds and notes of the City to money in the Fund, of the obligations of the City under the City Covenants and of the State under the State Pledge and Agreement (in each case, as defined in “—Certain Covenants and Agreements”) may be within the discretion of a court. For further information concerning rights of owners of Bonds against the City, see “SECTION VIII: INDEBTEDNESS—Indebtedness of the City and Certain Other Entities.”

Certain Covenants and Agreements

The City will covenant that: (i) a separate fund or funds for the purpose of paying principal of and interest on bonds and interest on notes of the City (including required payments into, but not from, City sinking funds) shall be maintained by an officer or agency of the State or by a bank or trust company; and (ii) not later than the last day of each month, there shall be on deposit in a separate fund or funds an amount sufficient to pay principal of and interest on bonds and interest on notes of the City due and payable in the next succeeding month. The City currently uses the debt service payment mechanism described above to perform these covenants. The City will further covenant in the Bonds to provide a general reserve for each fiscal year to cover potential reductions in its projected revenues or increases in its projected expenditures during each such fiscal year, to comply with the financial reporting requirements of the Act, as in effect from time to time, and to limit its issuance of bond anticipation notes and tax anticipation notes as required by the Act, as in effect from time to time, and to include as terms of the Bonds the applicable multi-modal provisions and to comply with such provisions and with the statutory restrictions on multi-modal rate bonds in effect from time to time.

The State pledges and agrees in the Financial Emergency Act that the State will not take any action that will impair the power of the City to comply with the covenants described in the preceding paragraph (the “City Covenants”) or any right or remedy of any owner of the Bonds to enforce the City Covenants (the “State Pledge and Agreement”). In the opinion of Co-Bond Counsel, the enforceability of the City Covenants and the State Pledge and Agreement may be subject to bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors’ rights heretofore or hereafter enacted and may also be subject to the exercise of the State’s police powers and of judicial discretion in appropriate cases. The City Covenants and the State Pledge and Agreement shall be of no force and effect with respect to any Bond if there is a deposit in trust with a bank or trust company of sufficient cash or equivalents to pay when due all principal of, applicable redemption premium, if any, and interest on such Bond.

Use of Proceeds

The proceeds of the Bonds will be used for capital purposes and the payment of certain costs of issuance.

Mandatory Sinking Fund Redemption

The Bonds maturing on August 1, ____ are term bonds subject to mandatory redemption at a redemption price of 100% of the principal amount thereof, plus accrued interest to the redemption date, on August 1 in the years and in the respective principal amounts, as follows:

<u>Bonds Maturing</u>	
<u>August 1, ____</u>	
<u>Year</u>	<u>Amount</u>

⁽¹⁾ Stated maturity.

Such Bonds will be selected for mandatory redemption in the manner described below under “—Notice of Redemption or Tender; Selection of Bonds to be Redeemed or Tendered.”

The City may credit against any annual amount subject to mandatory redemption, the principal amount of any such term bonds of the same series or subseries, if applicable, and maturity and interest rate that have been defeased, purchased for cancellation or redeemed and not previously so credited. To the extent that the City’s obligation to make sinking fund installments in a particular year is fulfilled through such purchases, the likelihood of redemption through mandatory sinking fund installments of Bonds will be reduced accordingly.

Par Optional Redemption, Make-Whole Optional Redemption or Mandatory Tender of the Bonds

Par Optional Redemption or Mandatory Tender of the Bonds. The Bonds maturing after August 1, 2036* are subject to optional redemption or mandatory tender, at the option of the City, in whole or in part, on any date on or after February 1, 2037* upon 30 days’ notice, at a price of 100% of their principal amount plus accrued interest to such redemption or tender date.

Make-Whole Optional Redemption or Mandatory Tender of the Bonds. The Bonds maturing on or prior to August 1, 2036* are subject to optional redemption or mandatory tender prior to their stated maturity dates at the option of the City, in whole or in part on any date (the “Make-Whole Call Date”), at a redemption price (the “Make-Whole Redemption Price”) equal to the greater of:

(1) one hundred percent (100%) of the Amortized Value (as defined below) of the Bonds to be redeemed or tendered; or

(2) the sum of the present value of the remaining scheduled payments of principal and interest on the Bonds to be redeemed or tendered from and including the Make-Whole Call Date to the maturity date of such Bonds, not including any portion of those payments of interest accrued and unpaid as of the Make-Whole Call Date, discounted to the Make-Whole Call Date on a semiannual basis, assuming a 360-day year consisting of twelve 30-day months, at a discount rate equal to the greater of (a) the Applicable Tax-Exempt Bond Rate (as defined below) minus 10* basis points; or (b) zero basis points;

plus, in each case, accrued interest on such Bonds to the Make-Whole Call Date.

“Amortized Value” means the product of the principal amount of the Bonds to be redeemed or tendered and the price of such Bonds expressed as a percentage, calculated based on the industry standard method of calculating bond prices, with a delivery date equal to the Make-Whole Call Date, a maturity date equal to the maturity date of such Bonds and a yield equal to the yield of such Bonds as shown on the inside cover page of this Official Statement.

“Applicable Tax-Exempt Bond Rate” means the “Interpolated AAA Yields” rate for each maturity date of the Bonds to be redeemed or tendered, as published by Municipal Market Data (“MMD”) at least five calendar days, but not more than 60 calendar days, prior to the Make-Whole Call Date of the Bonds to be redeemed or tendered, or if no such rate is established for the applicable maturity date, the “Interpolated AAA Yields” rate for the published maturities closest to the applicable maturity date.

Should MMD no longer publish the “Interpolated AAA Yields” rate, then the Applicable Tax-Exempt Bond Rate will equal the “BVAL Muni AAA Monthly Callable Yields” rate for the maturity date of the Bonds to be redeemed or tendered (made available by Bloomberg at the close of each business day). In the further event that Bloomberg no longer publishes the “BVAL Muni AAA Monthly Callable Yields” rate, the Applicable Tax-Exempt Bond Rate will be determined by a verification agent appointed by the City, based upon the rate per annum equal to the semiannual equivalent yield to maturity for those tax-exempt general obligation bonds rated in the highest rating category by Moody’s and S&P, with a maturity date equal to the maturity date of such Bonds having characteristics (other than

* Preliminary, subject to change.

the ratings) most comparable to those of such Bonds in the judgment of the verification agent. The verification agent's determination of the Applicable Tax-Exempt Bond Rate shall be final and binding in the absence of manifest error.

The Make-Whole Redemption Price will be determined by a verification agent, investment banking firm or financial advisor (which verification agent, investment banking firm or financial advisor shall be retained by the City at the expense of the City) in order to calculate such Make-Whole Redemption Price. The City may conclusively rely on such verification agent's, investment banking firm's or financial advisor's determination of such Make-Whole Redemption Price and will bear no liability for such reliance.

Any Bonds that are escrowed to maturity will remain subject to optional redemption or mandatory tender by the City.

Tender of Multi-Modal Bonds in the Fixed Rate Mode

The Bonds are being issued as multi-modal bonds in the Fixed Rate Mode in a Fixed Rate Period commencing on the issuance date of the Bonds. A "Fixed Rate Period" means the period from and including the issuance date of the Bonds or, following a mandatory tender, the date of conversion to new fixed rates and extending to the date of maturity, subsequent redemption or subsequent conversion of such bonds. The City may cause a mandatory tender of the Bonds at the applicable optional redemption price on any date such Bonds are subject to optional redemption by giving 30 days' written notice to the Holders, subject to the City's providing a source of payment therefor in accordance with law. If notice of mandatory tender has been given and funds prove insufficient, the Bonds not purchased shall continue in the Fixed Rate Mode in the current Fixed Rate Period, without change in interest rate, maturity date or other terms. Upon such mandatory tender, the Bonds may be converted into other rate modes or a new Fixed Rate Period. Other rate modes to which the Bonds may be converted following a mandatory tender are not described in this Official Statement.

Notice of Redemption or Tender; Selection of Bonds to be Redeemed or Tendered

On or after any redemption date or successful tender date, interest will cease to accrue on the Bonds called for redemption or successfully tendered.

The particular series and subseries, if applicable, maturities, amounts and interest rates of the Bonds to be redeemed or subject to mandatory tender at the option of the City will be determined by the City in its sole discretion.

Notice of redemption or mandatory tender will be given by mail to the Holders of the Bonds to be redeemed or mandatorily tendered not less than 30 days prior to the date set for redemption or mandatory tender. Failure by a particular Holder to receive notice, or any defect in the notice to such Holder, will not affect the redemption or mandatory tender of any other Bond.

If less than all of the Bonds of a series or subseries, if applicable, with the same maturity and interest rate are called for prior redemption or tender, such Bonds will be selected for redemption or tender, as applicable, in accordance with The Depository Trust Company ("DTC") procedures, by lot.

Book-Entry Only System

DTC will act as securities depository for the Bonds. Reference to the Bonds under this caption "Book-Entry Only System" shall mean all Bonds held through DTC. The Bonds will be issued as fully-registered bonds registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered Bond certificate will be issued for each subseries and maturity of the Bonds, each in the aggregate principal amount of such maturity, and will be deposited with DTC.

DTC is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over

3.5 million issues of U.S. and non-U.S. equity, corporate and municipal debt issues, and money market instruments from over 100 countries that DTC's participants ("Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts, thereby eliminating the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC National Securities Clearing Corporation, and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). The DTC rules applicable to its Participants are on file with the Securities and Exchange Commission.

Purchases of Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Bonds on DTC's records. The ownership interest of each actual purchaser of each Bond (under this caption, "Book-Entry Only System," a "Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase, but Beneficial Owners are expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in the Bonds, except in the event that use of the book-entry system for the Bonds is discontinued.

To facilitate subsequent transfers, all Bonds deposited by Direct Participants with DTC are registered in the name of Cede & Co. or such other name as may be requested by an authorized representative of DTC. The deposit of Bonds with DTC and their registration in the name of Cede & Co. or such other DTC nominee effect no change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Bonds; DTC's records reflect only the identity of the Direct Participants to whose accounts such Bonds are credited, which may or may not be the Beneficial Owners. The Direct Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to Bonds unless authorized by a Direct Participant in accordance with DTC's procedures. Under its usual procedures, DTC mails an omnibus proxy (the "Omnibus Proxy") to the City as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts the Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Redemption notices will be sent to DTC. If less than all of the Bonds within a series, subseries, maturity and interest rate are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such series, subseries, maturity and interest rate to be redeemed.

Payment of redemption proceeds and principal and interest on the Bonds will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the City or its Fiscal Agent, The Bank of New York Mellon, on the payment date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, the Fiscal Agent, or the City, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds and principal and interest payments to Cede & Co. (or such other nominee as may be requested by an authorized

representative of DTC) is the responsibility of the City or the Fiscal Agent, disbursement of such payments to Direct Participants shall be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners shall be the responsibility of Direct and Indirect Participants.

The services of DTC as securities depository with respect to the Bonds of a series or subseries may be discontinued at any time by giving reasonable notice to the City or the Fiscal Agent. Under such circumstances, in the event that a successor securities depository is not obtained, Bond certificates of such series or subseries will be printed and delivered.

No assurance can be given by the City that DTC will make prompt transfer of payments to the Participants or that Participants will make prompt transfer of payments to Beneficial Owners. The City is not responsible or liable for payment by DTC or Participants or for sending transaction statements or for maintaining, supervising or reviewing records maintained by DTC or Participants.

For every transfer and exchange of the Bonds, the Beneficial Owners may be charged a sum sufficient to cover any tax, fee or other charge that may be imposed in relation thereto.

Unless otherwise noted, certain of the information contained under this caption "Book-Entry Only System" has been extracted from information furnished by DTC. Neither the City nor the Underwriters make any representation as to the completeness or the accuracy of such information or as to the absence of material adverse changes in such information subsequent to the date hereof.

SECTION III: GOVERNMENT AND FINANCIAL CONTROLS

Structure of City Government

The City of New York is divided into five counties, which correspond to its five boroughs. The City, however, is the only unit of local government within its territorial jurisdiction with authority to levy and collect taxes, and is the unit of local government primarily responsible for service delivery. Responsibility for governing the City is currently vested by the City Charter in the Mayor, the City Comptroller, the City Council, the Public Advocate and the Borough Presidents.

- *The Mayor.* Zohran Mamdani, the Mayor of the City, took office on January 1, 2026. The Mayor is elected in a general election for a four-year term and is the chief executive officer of the City. The Mayor has the power to appoint the commissioners of the City's various departments. The Mayor is responsible for preparing and administering the City's annual Expense and Capital Budgets (as defined below) and financial plan. The Mayor has the power to veto local laws enacted by the City Council, but such a veto may be overridden by a two-thirds vote of the City Council. The Mayor has powers and responsibilities relating to land use and City contracts and all residual powers of the City government not otherwise delegated by law to some other public official or body. The Mayor is also a member of the Control Board.
- *The City Comptroller.* Mark D. Levine, the Comptroller of the City, took office on January 1, 2026. The City Comptroller is elected in a general election for a four-year term and is the chief fiscal officer of the City. The City Comptroller has extensive investigative and audit powers and responsibilities which include keeping the financial books and records of the City. The City Comptroller's audit responsibilities include a program of performance audits of City agencies in connection with the City's management, planning and control of operations. In addition, the City Comptroller is required to evaluate the Mayor's budget, including the assumptions and methodology used in the budget. The Office of the City Comptroller is responsible under the City Charter and pursuant to State law and City investment guidelines for managing and investing City funds for operating and capital purposes. The City Comptroller is also a member of the Control Board and is a trustee, the custodian and the delegated investment advisor of the City's five pension systems.
- *The City Council.* The City Council is the legislative body of the City and consists of the Public Advocate and 51 members elected for four-year terms who represent various geographic districts of the City. Under the City Charter, the City Council must annually adopt a resolution fixing the amount of the real estate tax and adopt the City's annual Expense Budget and Capital Budget. The City Council does not, however, have the power to enact local laws imposing other taxes, unless such taxes have been authorized by State legislation. The City Council has powers and responsibilities relating to franchises and land use and as provided by State law.
- *The Public Advocate.* Jumaane Williams was elected as Public Advocate in a special election and took office in March 2019 to hold office until December 31, 2019. Through a second special election held in November 2019, Mr. Williams was elected to complete the remainder of a four-year term which began on January 1, 2018. Mr. Williams was elected to a second term, his first full term, commencing on January 1, 2022. Mr. Williams was elected to his second full term, commencing on January 1, 2026. The Public Advocate is elected in a general election for a four-year term. The Public Advocate is first in the line of succession to the Mayor in the event of the disability of the Mayor or a vacancy in the office, pending an election to fill the vacancy. The Public Advocate appoints a member of the City Planning Commission and has various responsibilities relating to, among other things, monitoring the activities of City agencies, the investigation and resolution of certain complaints made by members of the public concerning City agencies and ensuring appropriate public access to government information and meetings.
- *The Borough Presidents.* Each of the City's five boroughs elects a Borough President who serves for a four-year term concurrent with other City elected officials. The Borough Presidents consult with the Mayor in the preparation of the City's annual Expense Budget and Capital Budget. Five percent of discretionary increases proposed by the Mayor in the Expense Budget and, with certain exceptions, five percent of the appropriations supported by funds over which the City has substantial discretion proposed by the Mayor in the Capital Budget, must be based on appropriations proposed by the Borough Presidents. Each Borough President also

appoints one member to the Panel for Educational Policy (as described below) and has various responsibilities relating to, among other things, reviewing and making recommendations regarding applications for the use, development or improvement of land located within the borough, monitoring and making recommendations regarding the performance of contracts providing for the delivery of services in the borough and overseeing the coordination of a borough-wide public service complaint program.

On November 2, 2010, the City Charter was amended to provide that no person shall be eligible to be elected to or serve in the office of Mayor, Public Advocate, City Comptroller, Borough President or Council member if that person has previously held such office for two or more consecutive full terms, unless one full term or more has elapsed since that person last held such office. Such term limit applies only to officials first elected to office on or after November 2, 2010.

City Financial Management, Budgeting and Controls

The City Budget Process

The City's annual expense budget (the "Expense Budget") covers the City's operating expenditures for municipal services, while the City's capital budget (the "Capital Budget" and, together with the Expense Budget, the "Budgets") covers expenditures for capital projects, as defined in the City Charter, in each case for the fiscal year commencing July 1. Operations under the Expense Budget must reflect the aggregate expenditure limitations contained in the financial plan, as described below.

Pursuant to the City Charter, by February 1 in years immediately following the election of a new Mayor, and by January 16 in all other years, the Mayor submits to the City Council the Preliminary Budget for the ensuing fiscal year, followed by the Mayor's submission of the Executive Budget for such fiscal year due by May 1, pursuant to the most recent Charter amendment. The City Council is responsible for reviewing and adopting the Budgets. Pursuant to the City Charter, the City Council may increase, decrease, add or omit specific units of appropriation in the Budgets submitted by the Mayor and add, omit or change any terms or conditions related to such appropriations. However, the Mayor has the power to veto any increase or addition to the Budgets or any change in any term or condition of the Budgets approved by the City Council, which veto is subject to an override by a two-thirds vote of the City Council, and the Mayor has the power to implement expenditure reductions subsequent to adoption of the Expense Budget in order to maintain a balanced budget. In addition, the Mayor has the power to determine the non-property tax revenue forecast on which the City Council must rely in setting the property tax rates for adopting a balanced City Expense Budget.

Following adoption of the Budgets, the Mayor typically proposes modifications to the Expense Budget on a quarterly basis and may also propose modifications to the Capital Budget. The City Council is responsible, pursuant to the City Charter, for approving such modifications beyond certain latitudes allowed to the Mayor under the City Charter.

State law and the City Charter require that the City's Expense Budget, as proposed in the Preliminary Budget and Executive Budget submitted by the Mayor and as adopted by the City Council, be in balance when reported in accordance with GAAP with the exception of GASB 49 and without regard to certain fund balances, which may be carried forward as described in "INTRODUCTORY STATEMENT." In addition, the Expense Budget must remain in balance (as described above) with each modification. The Expense Budget is required to be in balance (as described above) at the end of each fiscal year. All Covered Organizations (as defined below) are also required to maintain budgets that are balanced when reported in accordance with GAAP. From time to time certain Covered Organizations have had budgets providing for operations on a cash basis but not balanced under GAAP.

The Mayor also prepares the City's four-year financial plan, as further described below. The Budgets and operations of the City and the Covered Organizations must be in conformance with the financial plan then in effect.

Office of Management and Budget

The City's Office of Management and Budget ("OMB"), with a staff of approximately 400, is the Mayor's primary advisory group on fiscal issues and is also responsible for the preparation, monitoring and control of the City's Budgets and four-year financial plans which encompass the City's revenue, expenditure, cash flow and capital projections. In addition, OMB is responsible for the preparation of a Ten-Year Capital Strategy.

To assist in achieving the goals of the financial plan and budget, the City reviews its financial plan periodically and, if necessary, prepares modifications to incorporate actual results and revisions to projections and assumptions to reflect current information. The City's revenue projections are continually reviewed and periodically updated with the benefit of discussions with a panel of private economists analyzing the effects of changes in economic indicators on City revenues and information from various economic forecasting services.

Office of the Comptroller

The City Comptroller is the City's chief fiscal officer and is responsible under the City Charter for reviewing and commenting on the City's Budgets and financial plans, including the assumptions and methodologies used in their preparation. The City Comptroller, as an independently elected public official, is required to report annually to the City Council on the state of the City's economy and finances and periodically to the Mayor and the City Council on the financial condition of the City and to make recommendations, comments and criticisms on the operations, fiscal policies and financial transactions of the City. Such reports, among other things, have differed with certain of the economic, revenue and expenditure assumptions and projections in the City's financial plans and Budgets. See "SECTION VII: FINANCIAL PLAN—Certain Reports."

The Office of the City Comptroller establishes the City's accounting and financial reporting practices and internal control procedures. The City Comptroller is also responsible for the preparation of the City's annual financial statements, which, since 1978, have been required to be reported in accordance with GAAP.

The Annual Comprehensive Financial Report of the Comptroller (the "Annual Report") for the 2025 fiscal year, which includes, among other things, the City's financial statements for the 2025 and 2024 fiscal years, was issued on October 31, 2025. The Annual Report for the 2025 fiscal year received the Government Finance Officers Association award of the Certificate of Achievement for Excellence in Financial Reporting, the forty-sixth consecutive year the Annual Report has won such award.

All contracts for goods and services requiring the expenditure of City monies must be registered with the City Comptroller. No contract can be registered unless funds for its payment have been appropriated by the City Council or otherwise authorized. The City Comptroller also prepares vouchers for payments for such goods and services and cannot prepare a voucher unless funds are available in the Budgets for its payment.

The City Comptroller is also required by the City Charter to audit all City agencies and has the power to audit all City contracts. The Office of the Comptroller conducts both financial and management audits and has the power to investigate corruption in connection with City contracts or contractors.

The Mayor and City Comptroller are responsible for the issuance of City indebtedness. The City Comptroller oversees the payment of such indebtedness and is responsible for the custody of certain currently inactive sinking funds.

Financial Reporting and Control Systems

Since 1978, the City's financial statements have been required to be audited by independent certified public accountants and to be presented in accordance with GAAP. The City has completed forty-five consecutive fiscal years with a General Fund surplus when reported in accordance with then applicable GAAP, except with regard to the application of GASB 49 and without regard to certain fund balances permitted to be carried forward as described in "INTRODUCTORY STATEMENT."

Both OMB and the Office of the City Comptroller utilize a financial management system which provides comprehensive current and historical information regarding the City's financial condition. This information, which is independently evaluated by each office, provides a basis for City action required to maintain a balanced budget and continued financial stability.

The City's operating results and forecasts are analyzed, reviewed and reported on by each of OMB and the Office of the Comptroller as part of the City's overall system of internal control. Internal control systems are reviewed regularly, and the City Comptroller requires an annual report on internal control and accountability from each agency. Comprehensive service level and productivity targets are formulated and monitored for each agency by the Mayor's Office of Operations and reported publicly in a semiannual management report.

The City has developed and utilizes a cash forecasting system which forecasts its daily cash balances. This enables the City to predict its short-term borrowing needs and maximize its return on the investment of available cash balances. Monthly statements of operating revenues and expenditures, capital revenues and expenditures and cash flow are reported after each month's end, and major variances from the financial plan are identified and explained.

City funds held for operating and capital purposes are managed by the Office of the City Comptroller, with specific guidelines as to investment vehicles. The City invests primarily in obligations of the United States Government, its agencies and instrumentalities, high grade commercial paper and repurchase agreements with primary dealers. The repurchase agreements are collateralized by United States Government treasuries, agencies and instrumentalities, held by the City's custodian bank and marked to market daily.

More than 97% of the aggregate assets of the City's five defined benefit pension systems are managed by outside managers, supervised by the Office of the City Comptroller, and the remainder is held in cash or managed by the City Comptroller. Allocations of investment assets are determined by each fund's board of trustees. As of May 31, 2026, aggregate pension assets were allocated approximately as follows: 31% fixed income; 27% U.S. equity; 17% international equity; 9% private equity; 6% private real estate; 5% opportunistic fixed income; 3% infrastructure investments; 1% hedge funds and less than 1% cash (percentages may not add to 100% due to rounding).

The Financial Plan, the Financial Emergency Act and the City Charter

The Financial Emergency Act requires that the City submit to the Control Board, at least 50 days prior to the beginning of each fiscal year (or on such other date as the Control Board may approve), a financial plan for the City and certain State governmental agencies, public authorities or public benefit corporations which receive or may receive monies from the City directly, indirectly or contingently (the "Covered Organizations") covering the four-year period beginning with such fiscal year. The New York City Transit Authority and the Manhattan and Bronx Surface Transit Operating Authority (collectively, "New York City Transit" or "NYCT" or "Transit Authority"), NYCHH and NYCHA are examples of Covered Organizations. The Act requires that the City's four-year financial plans conform to a number of standards. Subject to certain conditions, the Financial Emergency Act and the City Charter require the City to prepare and balance its Expense Budget covering all expenditures other than capital items so that the results of such budget will not show a deficit when reported in accordance with GAAP, with the exception of GASB 49 and without regard to certain fund balances, which may be carried forward as described in "INTRODUCTORY STATEMENT." Provision must be made, among other things, for the payment in full of the debt service on all City securities. The Budgets and operations of the City and the Covered Organizations must be in conformance with the financial plan then in effect.

From 1975 to June 30, 1986, the City was subject to a Control Period, as defined in the Act, which was terminated upon the satisfaction of the statutory conditions for termination, including the termination of all federal guarantees of obligations of the City, a determination by the Control Board that the City had maintained a balanced budget in accordance with GAAP for each of the three immediately preceding fiscal years and a certification by the State and City Comptrollers that sales of securities by or for the benefit of the City satisfied its capital and seasonal financing requirements in the public credit markets and were expected to satisfy such requirements in the 1987 fiscal year. With the termination of the Control Period, certain Control Board powers were suspended including, among others, its power to approve or disapprove certain contracts (including collective bargaining agreements), long-term and short-term borrowings, and the four-year financial plan and modifications thereto of the City and the Covered Organizations. Pursuant to the Act and the City Charter, the City is required to develop a four-year financial plan each year and to

modify the plan as changing circumstances require. Under current law, prior to July 1, 2008, the Control Board was required to reimpose a Control Period upon the occurrence or substantial likelihood and imminence of the occurrence of any one of certain events specified in the Act. These events were (i) failure by the City to pay principal of or interest on any of its notes or bonds when due or payable, (ii) the existence of a City operating deficit of more than \$100 million, (iii) issuance by the City of notes in violation of certain restrictions on short-term borrowing imposed by the Act, (iv) any violation by the City of any provision of the Act which substantially impaired the ability of the City to pay principal of or interest on its bonds or notes when due and payable or its ability to adopt or adhere to an operating budget balanced in accordance with the Act, or (v) joint certification by the State and City Comptrollers that they could not at that time make a joint certification that sales of securities in the public credit market by or for the benefit of the City during the immediately preceding fiscal year and the current fiscal year satisfied its capital and seasonal financing requirements during such period and that there was a substantial likelihood that such securities could be sold in the general public market from the date of the joint certification through the end of the next succeeding fiscal year in amounts that would satisfy substantially all of the capital and seasonal financing requirements of the City during such period in accordance with the financial plan then in effect.

In 2003, the State Legislature amended the Act (the “2003 Amendment”) to change its termination date from the earlier of July 1, 2008 or the date on which certain bonds are discharged to the later of July 1, 2008 or the date on which such bonds are discharged. In 2025, the State Legislature further amended the Act (the “2025 Amendment”) to terminate on the later of July 1, 2035 or the date on which such bonds are discharged.

The bonds referred to in the 2003 Amendment and the 2025 Amendment are all bonds containing the State pledge and agreement authorized under section 5415 of the Act (the “State Covenant”).

The State Covenant is authorized to be included in bonds of the City. Since the 2003 Amendment, the City has not issued bonds containing the State Covenant. However, many City bonds issued prior to the 2003 Amendment do contain the State Covenant. Because the City has issued such bonds with maturities as long as 40 years, the effect of the 2003 Amendment was to postpone termination of the Act from July 1, 2008 to 2037 (or earlier if all City bonds containing the State Covenant are discharged).

While the State Legislature amended the Act to extend the termination date of the Control Board, the power to impose or continue a Control Period terminated July 1, 2008. The power to impose or continue a Control Period is covered by a section of the Act that provides that no Control Period shall continue beyond July 1, 2008. The State Legislature did not amend this provision. Therefore, under current law, although the Act continues in effect, no Control Period may be imposed.

In 2005, the City Charter was amended to incorporate many of the provisions of the Act.

Financial Review and Oversight

The Control Board, with the OSDC, reviews and monitors revenues and expenditures of the City and the Covered Organizations. In addition, the IBO has been established pursuant to the City Charter to provide analysis to elected officials and the public on relevant fiscal and budgetary issues affecting the City.

The Control Board is required to: (i) review the four-year financial plan of the City and of the Covered Organizations and modifications thereto; (ii) review the operations of the City and the Covered Organizations, including their compliance with the financial plan; and (iii) review certain contracts, including collective bargaining agreements, of the City and the Covered Organizations. The requirement to submit four-year financial plans and budgets for review was in response to the severe financial difficulties and loss of access to the credit markets encountered by the City in 1975. The Control Board must reexamine the financial plan on at least a quarterly basis to determine its conformance to statutory standards.

The *ex officio* members of the Control Board are the Governor of the State of New York (Chairperson); the Comptroller of the State of New York; the Mayor of The City of New York; and the Comptroller of The City of New York. In addition, there are three private members appointed by the Governor. The Executive Director of the Control Board is appointed jointly by the Governor and the Mayor. The Control Board is assisted in the exercise of its

responsibilities and powers under the Financial Emergency Act by the State Deputy Comptroller for The City of New York.

SECTION IV: SOURCES OF CITY REVENUES

The City derives its revenues from a variety of local taxes, user charges and miscellaneous revenues, as well as from federal and State unrestricted and categorical grants. State aid as a percentage of the City's revenues has remained relatively constant over the period from 1980 to 2025, while federal aid has been sharply reduced. The City projects that local revenues will provide approximately 75.5% of total revenues in the 2026 fiscal year, while federal aid, including categorical grants, will provide 8.0%, and State aid, including unrestricted aid and categorical grants, will provide 16.5%. Adjusting the data for comparability, local revenues provided approximately 60% of total revenues in 1980, while federal and State aid each provided approximately 20%. A discussion of the City's principal revenue sources follows. For additional information regarding assumptions on which the City's revenue projections are based, see "SECTION VII: FINANCIAL PLAN—Assumptions." For information regarding the City's tax base, see "APPENDIX A—ECONOMIC AND DEMOGRAPHIC INFORMATION."

Real Estate Tax

The real estate tax, the single largest source of the City's revenues, is the primary source of funds for the City's General Debt Service Fund. The City expects to derive approximately 41.3% of its total tax revenues and 28.3% of its total revenues for the 2026 fiscal year from the real estate tax. For information concerning tax revenues and total revenues of the City for prior fiscal years, see "SECTION VI: FINANCIAL OPERATIONS—2021-2025 Summary of Operations."

The State Constitution authorizes the City to levy a real estate tax without limit as to rate or amount (the "Debt Service Levy") to cover scheduled payments of the principal of and interest on indebtedness of the City. However, the State Constitution limits the amount of revenue which the City can raise from the real estate tax for operating purposes (the "operating limit") to 2.5% of the average full value of taxable real estate in the City for the current and the last four fiscal years, which amount may be further limited by the State Constitution or laws. On June 24, 2011, the Governor signed into law the State's tax levy limitation law which restricts, among other things, the amount of real property taxes that may be levied by or on behalf of a municipality in a particular year. Such law does not apply to the City. Since the enactment of the tax levy limitation law, legislation applying such law to the City has been proposed from time to time but has never passed. Were it to be enacted into law, it would have a material adverse impact on projected City revenues. The table below sets forth the percentage the Debt Service Levy represents of the total levy. The City Council has adopted a distinct tax rate for each of the four categories of real property established by State legislation.

On April 24, 2017, a lawsuit was filed challenging the City's real property tax system and valuation methodology. See "SECTION X: OTHER INFORMATION—Litigation—*Taxes*."

On May 31, 2018, former Mayor de Blasio and former Speaker of the City Council Johnson established the New York City Advisory Commission on Property Tax Reform to consider changes to the City's property taxation system, without reducing property tax revenues to the City. The commission released its report in December 2021 with recommendations which, among other things, would align the taxable value of certain properties more closely with market value. The commission's recommendations, which have not yet been acted upon, would require State legislation if they were to be implemented.

COMPARISON OF REAL ESTATE TAX LEVIES, TAX LIMITS AND TAX RATES

Fiscal Year	Total Levy⁽¹⁾	Levy Within Operating Limit	Debt Service Levy⁽²⁾	Debt Service Levy as a Percentage of Total Levy	Operating Limit	Levy Within Operating Limit as a Percentage of Operating Limit	Rate Per \$100 of Full Valuation⁽³⁾	Average Tax Rate Per \$100 of Assessed Valuation
(Dollars in Millions, except for Tax Rates)								
2022	\$31,636.0	\$29,341.6	\$ 852.1	2.7%	\$31,695.2	92.6%	\$2.36	\$12.28
2023	33,853.7	31,383.4	905.4	2.7	31,714.4	99.0	2.39	12.28
2024	35,340.5	32,066.3	1,584.4	4.5	32,757.9	97.9	2.38	12.28
2025	36,862.3	32,524.1	2,632.2	7.1	34,033.5	95.6	2.32	12.28
2026	37,976.6	32,746.1	3,391.5	8.9	34,989.2	93.6	2.40	12.28
2027	39,885.1	33,638.1	4,344.0	10.9	38,297.5	87.8	2.26	12.28

⁽¹⁾ Based on tax rates approved by the City Council.

⁽²⁾ The Debt Service Levy includes a portion of the total reserve for uncollected real estate taxes.

⁽³⁾ Full valuation is based on the special equalization ratios (discussed below) and the billable assessed valuation. Special equalization ratios and full valuations are revised periodically as a result of surveys by the State Office of Real Property Tax Services.

Assessment

The City has traditionally assessed real property at less than market value. The State Office of Real Property Tax Services (the “State Office”) is required by law to determine annually the relationship between taxable assessed value and market value which is expressed as the “special equalization ratio.” The special equalization ratio is used to compute full value for the purpose of measuring the City’s compliance with the operating limit and general debt limit. For a discussion of the City’s debt limit, see “SECTION VIII: INDEBTEDNESS—Indebtedness of the City and Certain Other Entities—*Limitations on the City’s Authority to Contract Indebtedness.*” The ratios are calculated by using the most recent market value surveys available and a projection of market value based on recent survey trends, in accordance with methodologies established by the State Office from time to time. Ratios, and therefore full values, may be revised when new surveys are completed. The State Office put on hold the preliminary 2027 ratios that were noticed in February 2026 (the “February 2026 Ratios”). New ratios were noticed and finalized in May 2026. The new ratios for 2027 were revised to reflect the exclusion from the computation of isolated properties, which include special franchise property, railroad ceiling property, and certain taxable state owned land. Previously, isolated properties were factored in for the City but not elsewhere in the State. With this revision, the State Office methodology is now consistent across local governments. As a result of the change in methodology, as compared to the estimates using the February 2026 Ratios, the estimate of the general debt limit is increased by approximately \$5.9 billion, and the estimate of the operating limit is increased by \$1.5 billion. The table below shows the special equalization ratios, established by the State Office, and the full values, which are derived from application of the special equalization ratios, which were used to compute the 2027 fiscal year operating limit and general debt limit, and which include the results of the fiscal year 2025 market value survey.

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BILLABLE ASSESSED AND FULL VALUE OF TAXABLE REAL ESTATE⁽¹⁾

Fiscal Year	Billable Assessed Valuation of Taxable Real Estate⁽²⁾	÷	Special Equalization Ratio	=	Full Valuation⁽³⁾
2023	\$275,614,595,502		0.1979		\$1,392,696,288,540
2024	287,719,502,079		0.2034		1,414,550,157,714
2025	300,109,002,061		0.1982		1,514,172,563,375
2026	309,180,886,967		0.1924		1,606,969,266,980
2027	324,718,592,966		0.1840		1,764,774,961,772
Average:					\$1,538,632,647,676

⁽¹⁾ Also assessed by the City, but excluded from the computation of taxable real estate, are various categories of property exempt from taxation under State law.

⁽²⁾ Billable assessed valuation represents valuation before reflecting the reduced property tax revenues resulting from the State's School Tax Relief Program (the "STAR Program").

⁽³⁾ Figures are based on estimates of the special equalization ratio which are revised annually. These figures are derived from official City Council Tax Resolutions adopted with respect to the 2027 fiscal year. These figures differ from the assessed and full valuation of taxable real estate reported in the Annual Report, which is based on estimates of the special equalization ratio which are not revised annually.

State law provides for the classification of all real property in the City into one of four statutory classes. Class one primarily includes one-, two- and three-family homes; class two includes certain other residential property not included in class one; class three includes most utility real property; and class four includes all other real property. The total tax levy consists of four tax levies, one for each class. Once the tax levy is set for each class, the tax rate for each class is then fixed annually by the City Council by dividing the levy for such class by the billable assessed value for such class.

Assessment procedures differ for each class of property. For fiscal year 2027, class one was assessed at approximately 6% of market value and classes two, three and four were each assessed at 45% of market value. In addition, individual assessments on class one parcels cannot increase by more than 6% per year or 20% over a five-year period. Market value increases and decreases for most of class two and all of class four are phased in over a period of five years. Increases in class one market value in excess of applicable limitations are not phased in over subsequent years. There is also no phase-in for class three property.

Class two and class four real property have three assessed values: actual, transitional and billable. Actual assessed value is established for all tax classes without regard to the five-year phase-in requirement applicable to most class two and all class four properties. The transitional assessed value reflects this phase-in. Billable assessed value is the basis for tax liability and is the lower of the actual or transitional assessment.

The share of the total levy that can be borne by each class is regulated by the provisions of the State Real Property Tax Law. Each class share of the total tax levy is updated annually to reflect new construction, demolition, alterations or changes in taxable status and is subject to limited adjustment to reflect market value changes among the four classes. Class share adjustments are limited to a 5% maximum increase per year. Maximum class increases below 5% must be, and typically are, approved by the State Legislature. For fiscal year 2027, tax rates were set on June 30, 2026 and reflect a 5% limitation on class share adjustment. The average tax rate for fiscal year 2026 was maintained at \$12.28 per \$100 of assessed value. Property tax bills were sent out during the second week of June 2026 with fiscal year 2026 tax rates, which will be revised with new tax rates for fiscal year 2027 and sent out to taxpayers later in 2026.

City real estate tax revenues may be reduced in future fiscal years as a result of tax refund claims asserting overvaluation, inequality of assessment and illegality. The State Office annually certifies various class ratios and class equalization rates relating to the four classes of real property in the City. "Class ratios" are determined for each class by the State Office by calculating the ratio of assessed value to market value. Various proceedings challenging assessments of real property for real estate tax purposes, and one action challenging the constitutionality of the real property tax system, are pending. For further information regarding the City's potential exposure in certain of these proceedings, see "SECTION X: OTHER INFORMATION—Litigation—Taxes" and "APPENDIX B—ANNUAL COMPREHENSIVE FINANCIAL REPORT—Notes to Financial Statements—Note D.5."

Trend in Taxable Assessed Value

State law provides for increases in assessed values of most properties to be phased into property tax bills over five-year periods. The billable assessed valuation, as determined by the City Department of Finance, and after reflecting the reduction of billable assessed value resulting from the State's STAR Program, was \$270.8 billion for fiscal year 2021, \$256.7 billion for fiscal year 2022, \$274.8 billion for fiscal year 2023, \$287.0 billion for fiscal year 2024, \$299.4 billion for fiscal year 2025 and \$308.5 billion for fiscal year 2026. The 2027 final assessment roll of \$324.7 billion reflects an increase of \$15.5 billion over fiscal year 2026, a growth of 5.0%. The billable assessed valuations are forecast in the Financial Plan to grow by 2.9%, 3.0%, and 3.2% in fiscal years 2028, 2029, and 2030, respectively.

Taxable billable assessed value is the basis for determining the tax levy. It is based on the lower of the actual (45% of the current year market value) or transitional assessed value (which is the cumulative value of the phase-ins from the 5-year market value changes). In fiscal year 2022, the significant decline in market values caused an increased number of properties to be assessed at their actual assessed value (instead of transitional assessed value). The declines for such properties were recognized in one year, which resulted in a steeper decline in billable assessed value in fiscal year 2022 than would have happened if such properties were valued at their transitional assessed values, whereby the declines would have been phased in over five years. In fiscal years 2023 through 2026, with the increase in market value, many properties went back to the transitional assessed value. If the market values were to decline in the upcoming years for those properties, they could revert to being assessed at their actual assessed value.

Collection of the Real Estate Tax

Real estate tax payments are due each July 1 and January 1. Owners of all properties assessed at \$250,000 or less are eligible to make tax payments in quarterly installments on July 1, October 1, January 1 and April 1. An annual interest rate as approved by the City Council is imposed upon late payments on properties with an assessed value of \$250,000 or less and between \$250,000 to \$450,000 except in the case of (i) any parcel with respect to which the real estate taxes are held in escrow and paid by a mortgage escrow agent and (ii) parcels consisting of vacant or unimproved land. In addition, a separate annual interest rate as approved by the City Council is imposed upon late payments on all other properties.

In June 2024, the City Council adopted the following rates for fiscal year 2025: (i) for owners of property with an assessed value of less than \$250,000, the late payment interest rate has been increased from 5% to 6%; (ii) for owners of property with an assessed value between \$250,000 to \$450,000, the late payment interest rate has been increased from 8% to 9%; and (iii) for all other owners, the late payment interest rate has been increased from 15% to 16%. These rates remained unchanged for fiscal years 2026 and 2027.

Historically, the City has primarily used two methods to enforce the collection of real property taxes, foreclosure by in rem proceedings and the sale of real property tax liens. The City is entitled to foreclose delinquent tax liens by in rem proceedings after one year of delinquency with respect to properties other than one- and two-family dwellings and condominium apartments, as to which a three-year delinquency rule is in effect. The City's authority, pursuant to local law, to sell real property tax liens expired on March 1, 2022. On June 30, 2024, the City Council approved a modified lien sale program to be effective from July 1, 2024 to December 31, 2028. Such modifications did not materially change the underlying structure of the prior lien sale authorization. The reauthorization included additional protections for certain eligible property owners. The most recent tax lien sale occurred on June 3, 2025. The Financial Plan reflects lien sales from fiscal year 2027 through fiscal year 2030. Collections reflected herein during the period when no lien sales were authorized reflect revenues collected from prior lien sales.

The real estate tax is accounted for on a modified accrual basis in the General Fund. Revenue accrued is limited to prior year payments received, offset by refunds made, within the first two months of the following fiscal year. In deriving the real estate tax revenue forecast, a reserve is provided for cancellations or abatements of taxes and for nonpayment of current year taxes owed and outstanding as of the end of the fiscal year.

The following table sets forth the amount of delinquent real estate taxes (owed and outstanding as of the end of the fiscal year of levy) for each of the fiscal years indicated. Delinquent real estate taxes do not include real estate taxes subject to cancellation or abatement under various exemption or abatement programs. Delinquent real estate

taxes generally increase during a recession and when the real estate market deteriorates. Delinquent real estate taxes generally decrease as the City's economy and real estate market recover.

From time to time, the City has sold real property tax liens to separate statutory trusts. Due to the outbreak of COVID-19, the real property tax lien sale for fiscal year 2021 did not occur. However, a real property tax lien sale occurred in fiscal year 2022. Authorization to sell real property tax liens expired on March 1, 2022 and no lien sales occurred in fiscal years 2023 and 2024. On June 30, 2024, City Council approved a modified lien sale program and a lien sale occurred in fiscal year 2025. In fiscal years 2021 through 2025, the City's real property tax lien program resulted in net proceeds of approximately \$11.7 million, \$86.6 million, \$3.7 million, \$29.8 million and \$129.3 million, respectively. No lien sale occurred in fiscal year 2026, though the Financial Plan reflects \$93 million of estimated lien sale revenues for fiscal year 2026, reflecting revenues arising from prior lien sales. For additional information on recent legislation impacting the City's tax lien program, see "SECTION I: RECENT FINANCIAL DEVELOPMENTS."

REAL ESTATE TAX COLLECTIONS AND DELINQUENCIES

Fiscal Year	Tax Levy ⁽¹⁾	Tax Collections on Current Year Levy	Tax Collections as Percentage of Tax Levy	Prior Year (Delinquent Tax) Collections	Refunds	Cancellations, Net Credits, Abatements, Exempt Property Restored and Shelter Rent	Delinquent as of End of Fiscal Year	Delinquency as a Percentage of Tax Levy	Lien Sale Program
(Dollars In Millions)									
2022	\$31,636.0	\$29,336.1	92.7%	\$522.8	\$(509.6)	\$(1,739.8)	\$(560.1)	1.8%	\$86.6
2023	33,853.7	31,572.7	93.3	449.1	(518.7)	(1,575.2)	(705.9)	2.1	3.7 ⁽²⁾
2024	35,340.5	32,898.6	93.1	494.7	(554.8)	(1,684.6)	(766.2)	2.2	29.8 ⁽²⁾
2025	36,862.3	34,259.0	92.9	680.5	(418.9)	(1,895.8)	(707.5)	1.9	129.3
2026 ⁽³⁾	37,976.6	35,290.6	92.9	502.0	(500.0)	(1,866.0)	(820.0)	2.2	93.0 ⁽²⁾
2027 ⁽³⁾	39,885.1	37,086.0	93.0	524.0	(500.0)	(2,034.1)	(765.0)	1.9	80.0

⁽¹⁾ As approved by the City Council.

⁽²⁾ Fiscal year in which no lien sale occurred or is projected to occur; revenues shown reflect revenues arising from prior year lien sales.

⁽³⁾ Forecast.

Other Taxes

The City expects to derive 58.7% of its total tax revenues for the 2026 fiscal year from a variety of taxes other than the real estate tax, such as: (i) the 4.5% sales and compensating use tax, in addition to the 4% sales and use tax imposed by the State upon receipts from retail sales of tangible personal property and certain services in the City; (ii) the personal income tax on City residents; (iii) a general corporation tax levied on the income of corporations doing business in the City; and (iv) a banking corporation tax imposed on the income of banking corporations doing business in the City.

State legislation was enacted in 2022 creating a pass-through entity tax on certain partnerships and S-corporations that elect to pay such tax. Starting with fiscal year 2023, all references to personal income taxes also include such pass-through entity tax. Partners or shareholders of such partnerships or S corporations that elect to pay the new tax receive an equivalent credit against their personal income tax. The PTET is collected and paid first to the TFA in the same manner as the personal income tax. The aggregate personal income tax credits are equivalent to the pass-through entity tax liability of the entities that elect to pay the pass-through entity tax. The passage of the Reconciliation Act of 2025 temporarily increases and permanently extends the federal cap on state and local tax deductions. Due to this extension, PTET revenues are now expected to be collected for the foreseeable future. The impact of this change, which is expected to be revenue neutral across fiscal years, is reflected herein. For local taxes other than the real estate tax, the City may adopt and amend local laws for the levy of local taxes to the extent authorized by the State. This authority can be withdrawn, amended or expanded by State legislation.

Revenues from taxes other than the real estate tax in the 2025 fiscal year increased by \$4.369 billion from the 2024 fiscal year. The following table sets forth, by category, revenues from taxes, other than the real estate tax, for each of the City's 2021 through 2025 fiscal years. References to Personal Income herein include both personal income tax and the pass through entity tax.

	2021	2022	2023	2024	2025
			(In Millions)		
Personal Income ⁽¹⁾	\$ 15,101	\$ 16,698	\$ 17,183	\$ 15,671	\$ 18,422
General Corporation	5,129	5,681	6,010	6,890	6,881
Banking Corporation ⁽²⁾	(110)	1	(36)	(4)	3
Unincorporated Business Income	2,077	2,547	2,545	2,789	3,384
Sales ⁽³⁾	6,553	8,544	9,540	9,914	10,349
Commercial Rent	869	876	910	918	943
Real Property Transfer	1,045	1,903	1,277	1,130	1,249
Mortgage Recording	897	1,336	898	597	773
Utility	356	396	420	409	464
Cigarette	22	20	16	13	12
Hotel	85	345	645	706	770
Cannabis	-	-	-	4	18
All Other ⁽⁴⁾	907	820	1,047	1,184	1,350
Audits	1,139	849	1,337	968	942
Total	<u>\$ 34,070</u>	<u>\$ 40,015</u>	<u>\$ 41,792</u>	<u>\$ 41,190</u>	<u>\$ 45,559</u>

Note: Totals may not add due to rounding.

- (1) Personal Income includes the pass through entity tax and personal income tax revenues of \$276 million, \$175 million, \$1.282 billion, \$845 million and \$775 million in fiscal years 2021 through 2025, respectively, retained by the TFA for funding requirements associated with TFA Future Tax Secured Bonds. Personal income taxes flow directly from the State to the TFA, and from the TFA to the City only to the extent not required by the TFA for debt service, operating expenses and contractual and other obligations incurred pursuant to the TFA indenture.
- (2) With the enactment of corporate tax reform that merged the general corporation tax with the banking corporation tax in 2015, most banking corporation tax payments are now being reported as business corporation taxes. However, refunds arising from prior year returns filed as banking corporation taxes are still paid out as refunds under the banking corporation tax. In each of fiscal year 2021, fiscal year 2023 and fiscal year 2024, the amount refunded exceeded the gross receipts resulting in net negative revenues for such fiscal years.
- (3) A portion of sales tax revenues payable to the City would be paid to the TFA if personal income tax revenues did not satisfy specified debt service ratios.
- (4) All Other includes, among others, beer and liquor taxes and the automobile use tax, but excludes the STAR Program aid of \$154 million, \$146 million, \$138 million \$128 million and \$107 million in fiscal years 2021 through 2025, respectively.

Miscellaneous Revenues

Miscellaneous revenues include revenue sources such as charges collected by the City for the issuance of licenses, permits and franchises, interest earned by the City on the investment of City cash balances, tuition and fees at the Community Colleges, reimbursement to the City from the proceeds of water and sewer rates charged by the New York City Water Board (the "Water Board") for costs of delivery of water and sewer services and paid to the City by the Water Board for its lease interest in the water and sewer system, rents collected from tenants in City-owned property and from The Port Authority of New York and New Jersey (the "Port Authority") with respect to airports and the collection of fines. The following table sets forth amounts of miscellaneous revenues for each of the City's 2021 through 2025 fiscal years.

	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
	(In Millions)				
Licenses, Permits and Franchises .	\$ 625	\$ 651	\$ 763	\$ 716	\$ 737
Interest.....	15	16	508	696	641
Charges for Services.....	863	850	848	899	1,049
Water and Sewer	1,687	1,575	1,710	1,953	2,162
Rental	233	249	266	283	278
Fines and Forfeitures	1,036	1,231	1,455	1,367	1,425
Other.....	709	441	433	489	404
Total	<u>\$ 5,168</u>	<u>\$ 5,013</u>	<u>\$ 5,983</u>	<u>\$ 6,403</u>	<u>\$ 6,696</u>

Note: Totals may not add due to rounding.

Rental income in fiscal years 2021 through 2025 includes approximately \$163.6 million, \$160.5 million, \$165.8 million, \$183.7 million, and \$204.4 million, respectively, in Port Authority lease payments for the City airports.

Fees and charges collected from the users of the water and sewer system of the City are revenues of the Water Board, a body corporate and politic, constituting a public benefit corporation, all of the members of which are appointed by the Mayor. The Water Board currently holds a long-term leasehold interest in the water and sewer system pursuant to a lease between the Water Board and the City.

Other miscellaneous revenues for fiscal years 2021 through 2025 include, \$127.6 million, \$130.9 million, \$123.9 million, \$107 million, and \$85.5 million, respectively, of tobacco settlement revenues (“TSRs”) from the settlement of litigation with certain cigarette manufacturers that were not retained by TSASC. Other miscellaneous revenues for fiscal years 2021 through 2025 do not include TSRs retained by TSASC for debt service and operating expenses totaling \$76 million, \$78 million, \$74 million, \$64 million and \$70 million, respectively. Pursuant to the TSASC indenture, less than 40% of the TSRs are pledged to the TSASC bondholders and the remainder flow to the City. On December 9, 2024, TSASC entered into a Security Agreement pursuant to which TSASC agreed to make unpledged TSRs available to pay TSASC debt service and other expenses to the extent that pledged TSRs are not sufficient, beginning with the June 1, 2025 payment through, at the latest, the June 1, 2028 payment. For further information see “SECTION VII: FINANCIAL PLAN—Assumptions—*Revenue Assumptions*—4. MISCELLANEOUS REVENUES” and “SECTION VIII: INDEBTEDNESS—Indebtedness of the City and Certain Other Entities.”

Other miscellaneous revenues for fiscal year 2021 include \$212.4 million in debt service reimbursements from NYCHH, a \$40 million payment from the New York City Housing Development Corporation to purchase the residual interest in certain loans owned by the City, and \$40.2 million from a settlement of litigation with the United States Postal Service relating to the delivery of untaxed cigarettes.

Other miscellaneous revenues for fiscal year 2022 include \$21 million from the sale of property in Greenpoint, Brooklyn by the City’s Department of Housing Preservation and Development and an \$8.7 million payment relating to a master service contract with a telecommunications company.

Other miscellaneous revenues for fiscal year 2023 include \$3.2 million from the sale of two properties in East Harlem by the City’s Department of Housing Preservation and Development to the MTA to facilitate the expansion of the Second Avenue Subway line, \$3 million for the return of insurance premiums to the City from the Central Insurance Program, and \$8.7 million from Comptroller’s Office reconciliation of workers’ compensation accounts.

Other miscellaneous revenue for fiscal year 2024 include \$9.5 million from the transfer of unclaimed funds from prior years and \$39.8 million from the Law Department for several one-time settlement and class action lawsuit payments.

Other miscellaneous revenue for fiscal year 2025 include a \$4.0 million one-time recoupment of fees and \$6.6 million from audit payments.

Unrestricted Intergovernmental Aid

Unrestricted federal and State aid are not subject to any substantial restriction as to their use and are used by the City as general support for its Expense Budget. For a further discussion of federal and State aid, see “SECTION VII: FINANCIAL PLAN—Assumptions—*Revenue Assumptions*—5. FEDERAL AND STATE CATEGORICAL GRANTS.”

The following table sets forth amounts of unrestricted federal and State aid received by the City in each of its 2021 through 2025 fiscal years.

	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
			(In Millions)		
Unrestricted Intergovernmental Aid.....	\$1	\$498	\$186	\$41	\$53

Federal and State Categorical Grants

The City makes certain expenditures for services required by federal and State mandates which are then wholly or partially reimbursed through federal and State categorical grants. State categorical grants are received by the City primarily in connection with City welfare, education, higher education, health and mental health expenditures. The City also receives substantial federal categorical grants in connection with the federal Community Development Block Grant Program (“Community Development”). The federal government also provides the City with substantial public assistance, social service and education grants as well as reimbursement for all or a portion of certain costs incurred by the City in maintaining programs in a number of areas, including housing, criminal justice and health. All City claims for federal and State grants are subject to subsequent audit by federal and State authorities. Certain claims submitted to the State Medicaid program by the City are the subject of investigation by the Office of the Inspector General of the United States Department of Health and Human Services. The City provides a reserve for disallowances resulting from these audits which could be asserted in subsequent years. Federal grants are also subject to audit under the Single Audit Act Amendments of 1996. For a further discussion of federal and State categorical grants, see “SECTION VII: FINANCIAL PLAN—Assumptions—*Revenue Assumptions*—5. FEDERAL AND STATE CATEGORICAL GRANTS.” For information regarding certain recent developments relating to federal aid, see “SECTION I: RECENT FINANCIAL DEVELOPMENTS.”

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The following table sets forth amounts of federal and State categorical grants received by the City for each of the City's 2021 through 2025 fiscal years.

	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
	(In Millions)				
Federal ⁽¹⁾					
Community Development ⁽²⁾	\$ 693	\$ 281	\$ 349	\$ 299	\$ 135
Social Services.....	3,232	2,426	3,080	3,529	3,927
Education.....	2,498	4,899	3,970	4,357	2,309
Other ⁽³⁾	6,197	7,595	2,740	3,212	2,872
Total.....	<u>\$ 12,620</u>	<u>\$ 15,201</u>	<u>\$ 10,139</u>	<u>\$ 11,397</u>	<u>\$ 9,243</u>
State					
Social Services.....	\$ 1,834	\$ 1,729	\$ 2,218	\$ 3,254	\$ 2,998
Education.....	10,633	11,943	12,353	12,930	13,606
Higher Education.....	231	238	245	259	272
Health and Mental Health.....	423	421	511	557	605
Other.....	1,476	1,516	1,743	2,231	2,541
Total.....	<u>\$ 14,597</u>	<u>\$ 15,847</u>	<u>\$ 17,070</u>	<u>\$ 19,231</u>	<u>\$ 20,022</u>

⁽¹⁾ Federal funding includes amounts received under the American Recovery and Reinvestment Act of \$181 million, \$155 million, \$165 million, \$102 million and \$160 million in fiscal years 2021 through 2025, respectively.

⁽²⁾ Amounts represent actual funds received and may be lower or higher than the appropriation of funds actually provided by the federal government for the particular fiscal year due either to underspending or the spending of funds carried forward from prior fiscal years. Community Development includes \$204.1 million, \$21.9 million, \$29 million, \$6 million in fiscal years 2021 through 2024, respectively, in disaster recovery funding for storm damage remediation as a result of Superstorm Sandy.

⁽³⁾ Other includes \$483 million of Coronavirus State and Local Fiscal Recovery Funds in fiscal year 2023 and \$2.713 billion, \$2.9 billion and \$250 million in fiscal years 2021 through 2023, respectively, of FEMA funding for the City's response to the COVID-19 pandemic.

SECTION V: CITY SERVICES AND EXPENDITURES

Expenditures for City Services

Three types of governmental agencies provide public services within the City's borders and receive financial support from the City. One category is the mayoral agencies established by the City Charter which include, among others, the Police, Fire and Sanitation Departments. Another is the independent agencies which are funded in whole or in part through the City Budget by the City but which have greater independence in the use of appropriated funds than the mayoral agencies. Included in this category are certain Covered Organizations such as NYCHH and the Transit Authority. A third category consists of certain public benefit corporations ("PBCs") which were created to finance the construction of housing, hospitals, dormitories and other facilities and to provide other governmental services in the City. The legislation establishing this type of agency contemplates that annual payments from the City, appropriated through its Expense Budget, may or will constitute a substantial part of the revenues of the agency. Included in this category is, among others, the City University Construction Fund ("CUCF"). For information regarding expenditures for City services, see "SECTION VI: FINANCIAL OPERATIONS—2021-2025 Summary of Operations."

Federal and State laws require the City to provide certain social services for needy individuals and families who qualify for such assistance. The City receives federal Temporary Assistance for Needy Families ("TANF") block grant funds through the State for the Family Assistance Program. The Family Assistance Program provides benefits for households with minor children subject, in most cases, to a five-year time limit. The Safety Net Assistance Program provides benefits for adults without minor children, families who have reached the Family Assistance Program time limit, and others, including certain immigrants, who are ineligible for the Family Assistance Program but are eligible for public assistance. The City share of the Safety Net Assistance Program is 71% and the City Share of the Family Assistance Program is 15%.

The City also provides funding for many other social services, such as day care, foster care, family planning, services for the elderly and special employment services for welfare recipients, some of which are mandated, and may be wholly or partially subsidized, by either the federal or State government. See "SECTION VII: FINANCIAL PLAN—Assumptions—*Revenue Assumptions*—5. FEDERAL AND STATE CATEGORICAL GRANTS."

In July 2002, the Board of Education was replaced by the City's Department of Education ("DOE") which is overseen by a Chancellor, appointed by the Mayor, and the Panel for Educational Policy, which was previously comprised of 23 members, with 13 members appointed by the Mayor, the Borough Presidents having each appointed one member, and five members elected from each borough by community education council presidents (community education councils are comprised mostly of public school parents who are elected to serve). Each elected and appointed member serves a one-year term that can be renewed annually. The Chancellor and Comptroller serve as ex-officio non-voting members. Pursuant to State Law, on July 1, 2024, the Panel for Education Policy was expanded from 23 to 24 members, with the addition of one independent member to serve as the chair. This independent member will be selected by the Mayor from a set of three candidates nominated by the Speaker of the Assembly, the Senate Majority Leader, and the Chancellor of the Board of Regents. The chair will serve a one-year term with the option for the Mayor to reappoint for an additional one-year term, with no individual serving as chair for more than two terms consecutively.

The number of pupils in the school system is estimated to be 965,690 in fiscal year 2026 and approximately 1 million in each of the 2027 through 2030 fiscal years. Enrollment began declining before the onset of COVID-19 and this trend accelerated during the pandemic; and then leveled out in the most recent years. Actual enrollment in fiscal years 2021 through 2025 has been, 1,033,579, 988,417, 977,796, 986,605, and 984,519 respectively. On June 4, 2026, the Governor signed legislation extending the timeline for implementation of the class size reduction plan, which included revision of the associated compliance targets.

State law requires the City to provide City funds for the DOE each year in an amount not less than the amount appropriated for the preceding fiscal year, excluding amounts for debt service and pensions for the DOE. Such City funding must be maintained, unless total City funds for the fiscal year are estimated to be lower than in the preceding fiscal year, in which case the mandated City funding for the DOE may be reduced by an amount up to the percentage reduction in total City funds.

The City's system of higher education, consisting of its Senior Colleges and Community Colleges, is operated under the supervision of the City University of New York ("CUNY"). The City is projected to provide approximately 57.3% of the costs of the Community Colleges in the 2026 fiscal year. Community Colleges are also supported by State, intra-city, and other categorical funding, as well as the tuition they collect. The State has full responsibility for the costs of operating the Senior Colleges, although the City is required initially to fund these costs which are then reimbursed by the State.

NYCHH maintains and operates the City's 11 municipal acute care hospitals, five long-term care facilities, a certified home health-care program, 30 community health clinics and a health maintenance organization. NYCHH is funded primarily by third party reimbursement collections from Medicare and Medicaid and by payments from bad debt/charity care pools, with significant contributions from the City. See "SECTION VII: FINANCIAL PLAN—Assumptions—*Expenditure Assumptions*—2. OTHER THAN PERSONAL SERVICES COSTS—*New York City Health and Hospitals*."

Medicaid provides basic medical assistance to low-income persons eligible for coverage. The City is required by State law to furnish medical assistance through Medicaid to all City residents meeting eligibility requirements established by the State. In the State, Medicaid is funded by federal, State and local contributions. Prior to State legislation in fiscal year 2006 capping City Medicaid payments, the State had assumed 81.2% of the non-federal share of long-term care costs, all of the costs of providing medical assistance to the mentally disabled, and 50% of the non-federal share of Medicaid costs for all other clients. As a result of State legislation in fiscal years 2006 and 2012 capping City Medicaid payments, the State percentage of the non-federal share varies. The federal government pays 50% of Medicaid costs for federally eligible recipients and a higher share for federally eligible childless adults.

The City's Expense Budget increased during the five-year period ended June 30, 2025, due to, among other factors, the increasing costs of pensions and Medicaid, the costs of labor settlements and the impact of inflation on various other than personal services costs.

Employees and Labor Relations

Employees

The following table presents the number of full-time and full-time equivalent employees of the City, including the mayoral agencies, the DOE and CUNY, at the end of each of the City's 2021 through 2025 fiscal years.

	2021	2022	2023	2024	2025
Education.....	144,323	141,748	141,594	143,663	147,565
Police.....	50,496	49,960	48,914	48,400	47,907
Social Services, Homeless and Children's Services.....	20,781	19,113	18,860	19,338	19,095
City University Community Colleges and Hunter Campus Schools.....	7,646	7,472	7,249	7,618	8,008
Environmental Protection and Sanitation	15,162	15,321	15,785	15,781	15,786
Fire.....	17,140	16,960	17,070	17,189	17,569
All Other.....	57,313	53,521	53,704	54,259	55,621
Total.....	<u>312,861</u>	<u>304,095</u>	<u>303,176</u>	<u>306,248</u>	<u>311,551</u>

The following table presents the number of full-time employees of certain Covered Organizations, as reported by such Organizations, at the end of each of the City’s 2021 through 2025 fiscal years.

	2021	2022	2023	2024	2025
Transit Authority.....	45,041	45,851	46,320	47,279	47,592
Housing Authority	11,655	11,670	11,660	11,657	11,839
NYCHH	39,193	37,625	38,837	42,674	45,328
Total ⁽¹⁾	<u>95,889</u>	<u>95,146</u>	<u>96,817</u>	<u>101,610</u>	<u>104,759</u>

⁽¹⁾ The definition of “full-time employees” varies among the Covered Organizations and the City.

The foregoing tables include persons whose salaries or wages are paid by certain public employment programs, including programs funded under the Workforce Investment Act, which support employees in non-profit and State agencies as well as in the mayoral agencies and the Covered Organizations.

Labor Relations

Substantially all of the City’s employees are members of labor unions. For those employees, wages, hours or working conditions may be changed only as provided for under collective bargaining agreements. Although State law prohibits strikes by municipal employees, strikes and work stoppages by employees of the City and the Covered Organizations have occurred.

Collective bargaining for City employees is under the jurisdiction of either the New York City Office of Collective Bargaining, which was created under the New York City Collective Bargaining Law, or the New York State Public Employment Relations Board (“PERB”), which was created under the State Employees Fair Employment Act. Collective bargaining matters relating to police, firefighters and pedagogical employees are under the jurisdiction of PERB. Under applicable law, the terms of future wage settlements could be determined through an impasse procedure which, except in the case of pedagogical employees, can result in the imposition of a binding decision. Pedagogical employees do not have access to binding arbitration but are covered by a fact- finding impasse procedure under which a binding decision may not be imposed. Although the impasse procedure may not impose a binding settlement, it may influence ongoing collective bargaining. The Patrolman’s Benefit Association, whose contract expired on July 31, 2025, had filed for impasse with the PERB following a few negotiating sessions. PERB officially granted the impasse on July 15, 2026.

In January of 2026, pursuant to an extensive bid process and negotiations with the Municipal Labor Committee (“MLC”), the City implemented a new preferred provider organization (“PPO”) health plan for active employees and pre-Medicare retirees. The new plan, called the NYCE PPO, is anticipated to save approximately \$1 billion annually relative to the outgoing GHI-CBP plan. The cost overruns of the previous plan had contributed greatly to the insolvency of the Health Insurance Stabilization Fund (“HISF”), a trust and agency account jointly administered by the City and the MLC since 1986 for the purpose of moderating volatility in the City’s pre-Medicare health coverage expenses, and were a primary driver of the negotiations leading to the implementation of the NYCE PPO. The Financial Plan currently reflects the costs of the HISF’s remaining obligations, pending further bargaining between the City and the MLC, with these costs partially offset by the savings on the NYCE PPO.

Pensions

The City maintains a number of pension systems providing benefits for its employees and employees of various independent agencies (including certain Covered Organizations). For further information regarding the City’s pension systems and the City’s obligations thereto, see “SECTION IX: PENSION SYSTEMS AND OPEB.”

Capital Expenditures

The City makes substantial capital expenditures to reconstruct, rehabilitate and expand the City’s infrastructure and physical assets, including City mass transit facilities, water and sewer facilities, streets, bridges and tunnels, and to make capital investments that will improve productivity in City operations. For additional information regarding

the City’s infrastructure, physical assets and capital program, see “SECTION VII: FINANCIAL PLAN—Long-Term Capital Program” and “—Financing Program.”

The City utilizes a three-tiered capital planning process consisting of the Ten-Year Capital Strategy (previously, the Ten-Year Capital Plan), the four-year capital plan and the current-year Capital Budget. The Ten-Year Capital Strategy, which is published once every two years in conjunction with the Executive Budget as required by the City Charter, is a long-term planning tool designed to reflect fundamental allocation choices and basic policy objectives. The four-year capital plan, which is updated three times a year, as required by the City Charter, translates mid-range policy goals into specific projects. The Capital Budget defines for each fiscal year specific projects and the timing of their initiation, design, construction and completion.

On May 1, 2025, the City published the Ten-Year Capital Strategy for fiscal years 2026 through 2035 (the “Ten-Year Capital Strategy”). The Ten-Year Capital Strategy totals \$173.4 billion, of which approximately 97.4% would be financed with City funds.

The Ten-Year Capital Strategy includes, among other items: (i) \$25.2 billion to construct new schools and improve existing educational facilities, including CUNY; (ii) \$33.3 billion for improvements to the water and sewer system; (iii) \$24.7 billion for expanding and upgrading the City’s housing stock; (iv) \$12.5 billion for reconstruction or resurfacing of City streets; (v) \$0.4 billion for continued City-funded investment in mass transit; (vi) \$17.0 billion for the continued reconstruction and rehabilitation of all four East River bridges and 108 other bridge structures; (vii) \$12.0 billion to design and construct new jail facilities as well as to upgrade equipment, vehicles, and necessary systems; and (viii) \$2.8 billion for construction and improvement of court facilities.

For a discussion of the City’s debt limit, see “SECTION VIII: INDEBTEDNESS—Indebtedness of the City and Certain Other Entities—*Limitations on the City’s Authority to Contract Indebtedness.*”

Those programs in the Ten-Year Capital Strategy financed with City funds are currently expected to be funded primarily from the issuance of bonds by the City, the Water Authority and the TFA. From time to time, during recessionary periods when operating revenues have come under increasing pressure, capital funding levels have been reduced from those previously contemplated in order to reduce debt service costs. For information concerning the City’s long-term financing program for capital expenditures, see “SECTION VII: FINANCIAL PLAN—Financing Program.”

The City’s capital expenditures, including expenditures funded by State and federal grants, totaled \$62.2 billion during the 2021 through 2025 fiscal years. City-funded expenditures, which totaled \$57.9 billion during the 2021 through 2025 fiscal years, have been financed through the issuance of bonds by the City, the TFA and the Water Authority. The following table summarizes the major categories of capital expenditures in the City’s 2021 through 2025 fiscal years.

	2021	2022	2023	2024	2025	Total
Education.....	\$ 2,374	\$ 3,080	\$ 3,703	\$ 4,221	\$ 3,804	\$ 17,182
Environmental Protection.....	1,816	1,765	1,593	1,717	2,026	8,917
Transportation	1,187	1,083	943	1,254	1,244	5,711
Transit Authority ⁽¹⁾	79	422	479	548	800	2,328
Housing	1,143	1,018	1,735	2,701	2,876	9,473
Hospitals.....	441	440	507	351	368	2,107
Sanitation.....	252	196	256	424	356	1,484
All Other ⁽²⁾	2,140	2,526	2,934	3,307	4,103	15,010
Total Expenditures ⁽³⁾	<u>\$ 9,431</u>	<u>\$ 10,530</u>	<u>\$ 12,150</u>	<u>\$ 14,524</u>	<u>\$ 15,578</u>	<u>\$ 62,213</u>
City-funded Expenditures ⁽⁴⁾	<u>\$ 8,579</u>	<u>\$ 9,440</u>	<u>\$ 10,552</u>	<u>\$ 13,951</u>	<u>\$ 15,344</u>	<u>\$ 57,866</u>

Note: Totals may not add due to rounding.

Footnotes from previous page

- (1) Excludes the Transit Authority's non-City portion of the MTA capital program.
- (2) All Other includes, among other things, parks, correction facilities, public structures and equipment.
- (3) Total Expenditures for the 2021 through 2025 fiscal years include City, State, and federal funding and represent amounts which include an accrual for work-in-progress.
- (4) City-funded Expenditures do not include accruals but represent actual cash disbursements occurring during the fiscal year.

The City annually issues a condition assessment and a proposed maintenance schedule for the major portion of its assets and asset systems which have a replacement cost of \$10 million or more and a useful life of at least ten years, as required by the City Charter. For information concerning a report which sets forth the recommended capital investment to bring certain identified assets of the City to a state of good repair, see "SECTION VII: FINANCIAL PLAN—Long-Term Capital Program."

SECTION VI: FINANCIAL OPERATIONS

The City's Annual Report for the fiscal year ended June 30, 2025 is included by specific reference in this Official Statement as "APPENDIX B—ANNUAL COMPREHENSIVE FINANCIAL REPORT." The Annual Report for the fiscal year ended June 30, 2025 is available for inspection at the Office of the City Comptroller and at <https://comptroller.nyc.gov/reports/annual-comprehensive-financial-reports/> and is available on EMMA (as defined herein) (<https://emma.msrb.org>). For a summary of the City's significant accounting policies, see "APPENDIX B—ANNUAL COMPREHENSIVE FINANCIAL REPORT—Notes to Financial Statements—Note A." For a summary of the City's operating results for the previous five fiscal years, see "—2021-2025 Summary of Operations" below.

Except as otherwise indicated, all of the financial data relating to the City's operations contained herein, although derived from the City's books and records, are unaudited. In addition, neither the City's independent auditors, nor any other independent accountants, have compiled, examined or performed any procedures with respect to the Financial Plan or other estimates or projections contained elsewhere herein, nor have they expressed any opinion or any other form of assurance on such prospective financial information or its achievability, and assume no responsibility for, and disclaim any association with, all such prospective financial information.

The Financial Plan is prepared in accordance with standards set forth in the Financial Emergency Act and the City Charter. The Financial Plan contains projections and estimates that are based on expectations and assumptions which existed at the time such projections and estimates were prepared. The estimates and projections contained in this section and elsewhere herein are based on, among other factors, evaluations of historical revenue and expenditure data, analyses of economic trends and current and anticipated federal and State legislation affecting the City's finances. The City's financial projections are based upon numerous assumptions and are subject to certain contingencies and periodic revisions which may involve substantial change. This prospective information is not fact and should not be relied upon as being necessarily indicative of future results. The City makes no representation or warranty that these estimates and projections will be realized. The estimates and projections contained in this section and elsewhere herein were not prepared with a view towards compliance with the guidelines established by the American Institute of Certified Public Accountants with respect to prospective financial information.

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2021-2025 Summary of Operations

The following table sets forth the City's results of operations for its 2021 through 2025 fiscal years in accordance with GAAP, after discretionary and other transfers and except for the application of GASB 49 and without regard to certain fund balances permitted to be carried forward as described in "INTRODUCTORY STATEMENT."

The information regarding the 2021 through 2025 fiscal years has been derived from the City's audited financial statements and should be read in conjunction with the notes accompanying this table and the City's 2024 and 2025 financial statements included in "APPENDIX B—ANNUAL COMPREHENSIVE FINANCIAL REPORT." The 2021 through 2023 financial statements are not separately presented herein. For further information regarding the City's revenues and expenditures, see "SECTION IV: SOURCES OF CITY REVENUES" and "SECTION V: CITY SERVICES AND EXPENDITURES."

	Fiscal Year ⁽¹⁾				
	Actual				
	2021	2022	2023	2024	2025
	(In Millions)				
Revenues and Transfers					
Real Estate Tax ⁽²⁾	\$ 31,464	\$ 29,582	\$ 31,645	\$ 32,987	\$ 34,757
Other Taxes ⁽³⁾⁽⁴⁾	34,070	40,015	41,792	41,190	45,559
Miscellaneous Revenues ⁽³⁾	5,168	5,013	5,983	6,403	6,696
Other Categorical Grants.....	1,177	885	1,054	1,203	1,002
Unrestricted Federal and State Aid	1	498	186	41	53
Federal Categorical Grants.....	12,620	15,201	10,139	11,397	9,243
State Categorical Grants.....	14,597	15,847	17,070	19,231	20,022
Disallowances Against Categorical Grants	(24)	(35)	(13)	(13)	(7)
Total Revenues and Transfers ⁽⁵⁾	<u>\$ 99,073</u>	<u>\$107,006</u>	<u>\$107,856</u>	<u>\$112,439</u>	<u>\$ 117,324</u>
Expenditures and Transfers					
Social Services.....	\$ 15,475	\$ 16,574	\$ 18,105	\$ 19,822	\$ 20,642
Board of Education	28,288	31,306	30,976	32,866	34,052
City University.....	1,060	1,109	1,126	1,129	1,262
Public Safety and Judicial	10,548	11,937	12,070	12,356	12,839
Health Services	4,554	4,699	4,084	5,168	5,477
Pensions ⁽⁶⁾	9,334	9,599	8,988	9,215	9,916
Debt Service ⁽³⁾⁽⁷⁾	8,193	6,294	7,115	6,762	7,006
All Other ⁽⁸⁾	21,616	24,033	25,387	25,116	26,125
Total Expenditures and Transfers ⁽⁵⁾	<u>\$ 99,068</u>	<u>\$105,551</u>	<u>\$107,851</u>	<u>\$112,434</u>	<u>\$117,319</u>
Surplus ⁽⁹⁾	<u>\$ 5</u>	<u>\$ 1,455</u>	<u>\$ 5</u>	<u>\$ 5</u>	<u>\$ 5</u>

Footnotes from previous page

- (1) Totals may not add due to rounding. The City's results of operations refer to the City's General Fund revenues and transfers reduced by expenditures and transfers. The revenues and assets of PBCs included in the City's audited financial statements do not constitute revenues and assets of the City's General Fund, and, accordingly, the revenues of such PBCs are not included in the City's results of operations. Expenditures required to be made and revenues earned by the City with respect to such PBCs are included in the City's results of operations. For further information regarding the particular PBCs included in the City's financial statements, see "APPENDIX B—ANNUAL COMPREHENSIVE FINANCIAL REPORT—Notes to Financial Statements—Note A."
- (2) In fiscal years 2021 through 2025, Real Estate Tax includes \$153.5 million, \$146.3 million, \$137.9 million \$127.7 million and \$107.0 million, respectively, which was provided to the City by the State as a reimbursement for the reduced property tax revenues resulting from the State's STAR Program.
- (3) Other Taxes include as revenues to the City the personal income tax revenues retained by the TFA of \$276 million, \$175 million, \$1.282 billion, \$845 million and \$775 million in fiscal years 2021 through 2025, respectively. Debt Service includes as a debt service expense the funding requirements associated with TFA Future Tax Secured Bonds of \$276 million, \$175 million, \$1.282 billion, \$845 million and \$775 million in fiscal years 2021 through 2025, respectively. Debt Service does not include debt service on TSASC bonds. Miscellaneous Revenues includes TSRs that are not retained by TSASC for debt service and operating expenses.
- (4) Other Taxes includes tax audit revenues. For further information regarding the City's revenues from Other Taxes, see "SECTION IV: SOURCES OF CITY REVENUES—Other Taxes."
- (5) Total Revenues and Transfers and Total Expenditures and Transfers exclude Inter-Fund Revenues.
- (6) For information regarding pension expenditures, see "SECTION IX: PENSION SYSTEMS AND OPEB"
- (7) Debt Service includes discretionary transfers of \$3.0 billion, \$3.318 billion, \$2.812 billion, \$1.954 billion and \$1.443 billion into the General Debt Service Fund in fiscal years 2021 through 2025, respectively, a prepayment of \$40 million of lease debt service in fiscal year 2022, and grants from the City to the TFA of \$2.682 billion, \$1.965 billion, \$2.167 billion, \$2.443 billion and \$2.344 billion in fiscal years 2021 through 2025, respectively, which were used by the TFA to pay debt service in the following fiscal year thereby decreasing the TFA funding requirements.
- (8) All Other includes payments into the Retiree Health Benefits Trust of \$425 million, \$792 million and \$500 million in fiscal years 2021, 2022 and 2023, respectively.
- (9) Surplus is the surplus after discretionary and other transfers and expenditures. The City had general fund operating revenues exceeding expenditures of \$6.112 billion, \$7.570 billion, \$5.483 billion, \$4.402 billion and \$3.792 billion in fiscal years 2021 through 2025, respectively, before discretionary and other transfers and without regard to certain fund balances permitted to be carried forward as described in "INTRODUCTORY STATEMENT." Discretionary and other transfers are included in Debt Service and All Other. All year-end budget surpluses have been deposited into the Rainy Day Fund. See "SECTION VII: FINANCIAL PLAN—Rainy Day Fund."

Forecast of 2026 Results

The following table compares the forecast for the 2026 fiscal year contained in the financial plan, submitted to the Control Board in June 2025 (the "June 2025 Forecast"), with the forecast contained in the Financial Plan, which was submitted to the Control Board on June 30, 2026 (the "June 2026 Forecast"). Each forecast was prepared on a basis consistent with GAAP except for the application of GASB 49 and without regard to certain fund balances, which may be carried forward as described in "INTRODUCTORY STATEMENT." For information regarding recent developments, see "SECTION I: RECENT FINANCIAL DEVELOPMENTS."

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	<u>June 2025 Forecast</u>	<u>June 2026 Forecast (In Millions)</u>	<u>Increase/(Decrease) from June 2025 Forecast</u>
REVENUES			
Taxes			
General Property Tax.....	\$ 35,161	\$ 35,386	\$ 225 ⁽¹⁾
Other Taxes	45,353	49,063	3,710 ⁽²⁾
Tax Audit Revenues	809	1,149	340 ⁽³⁾
Tax Programs.....	-	-	-
Subtotal – Taxes.....	\$ 81,323	\$ 85,598	\$ 4,275
Miscellaneous Revenues	8,103	9,229	1,126 ⁽⁴⁾
Unrestricted Intergovernmental Aid.....	-	119	119 ⁽⁵⁾
Less: Intra-City Revenue.....	(1,884)	(2,419)	(535)
Disallowances Against Categorical Grants	(15)	(15)	-
Subtotal – City Funds.....	\$ 87,527	\$ 92,512	\$ 4,985
Other Categorical Grants.....	1,125	1,256	131 ⁽⁶⁾
Inter-Fund Revenues	805	800	(5)
Federal Categorical Grants.....	7,470	9,863	2,393 ⁽⁷⁾
State Categorical Grants.....	18,980	20,670	1,690 ⁽⁸⁾
Total Revenues.....	<u>\$ 115,907</u>	<u>\$ 125,101</u>	<u>\$ 9,194</u>
EXPENDITURES			
Personal Services			
Salaries and Wages.....	\$ 34,632	\$ 34,756	\$ 124 ⁽⁹⁾
Pensions.....	10,479	9,819	(660) ⁽¹⁰⁾
Fringe Benefits	14,899	15,645	746 ⁽¹¹⁾
Subtotal – Personal Services.....	\$ 60,010	\$ 60,220	\$ 210
Other Than Personal Services			
Medical Assistance	6,583	6,763	180 ⁽¹²⁾
Public Assistance.....	1,650	2,762	1,112 ⁽¹³⁾
All Other.....	43,224	51,293	8,069 ⁽¹⁴⁾
Subtotal – Other Than Personal Services.....	\$ 51,457	\$ 60,818	\$ 9,361
Debt Service.....	8,661	8,310	(351) ⁽¹⁵⁾
FY 2025 Budget Stabilization	(3,787)	(3,787)	-
FY 2026 Budget Stabilization	-	1,959	1,959 ⁽¹⁶⁾
Capital Stabilization Reserve	250	-	(250)
General Reserve	1,200	-	(1,200)
Less: Intra-City Expenses.....	(1,884)	(2,419)	(535)
Net Total Expenditures	<u>\$ 115,907</u>	<u>\$ 125,101</u>	<u>\$ 9,194</u>

Footnotes from previous page

- (1) The increase in General Property Tax is due to increases of \$202 million from reduced current year reserves, \$50 million from lower refunds, and \$13 million in higher lien sale revenues transferred from a tax lien trust, offset by a decrease of \$40 million in prior year collections.
- (2) The increase in Other Taxes is due to increases of \$2.725 billion in personal income tax inclusive of PTET, \$316 million in unincorporated business tax, \$326 million in sales tax, \$159 million in real property transfer tax, \$172 million in mortgage recording tax, \$40 million in utility tax, \$2 million in cannabis tax, and \$151 million in All Other taxes, offset by decreases of \$177 million in general corporation tax, \$1 million in hotel tax, \$1 million in cigarette tax and \$1 million in commercial rent tax.
- (3) The increase in Tax Audit Revenues reflects higher audit collections than originally anticipated.
- (4) The increase in Miscellaneous Revenues is due to increases of \$535 million in intra-city revenues, \$235 million in fines and forfeitures, \$124 million in miscellaneous and other revenue, \$71 million for permit revenue, \$71 million in interest income, \$64 million in charges for services, \$32 million in rental income, and \$16 million in license revenue, offset by a decrease of \$9 million in franchises and \$13 million in water and sewer charges.
- (5) The increase in Unrestricted Intergovernmental Aid is due to the addition of \$119 million in Unrestricted Intergovernmental Aid.
- (6) The increase in Other Categorical Grants is due to increases of \$205 million in debt service funding, \$161 million in department of health and mental hygiene funding, \$26 million in department of citywide administrative services funding, \$18 million in police department funding, \$17 million in department of transportation funding, \$13 million in department of parks funding, \$12 million in housing preservation funding and \$39 million in other agencies funding, offset by decreases of \$46 million in department of education funding, \$144 million in fire department funding, \$170 million in miscellaneous funding.
- (7) The increase in Federal Categorical Grants is due to increases of \$924 million in children services funding, \$354 million in mayoralty funding, \$309 million in housing preservation and development funding, \$230 million in department of education funding, \$203 million in social services funding, \$134 million in police department funding, \$111 million in health and mental hygiene funding, \$42 million in small business services funding, \$38 million in department of youth and community development funding, \$31 million in department of environmental protection funding, \$24 million in fire department funding, \$17 million in department of transportation funding and \$48 million in other agencies funding, offset by decreases of \$62 million in department of homeless services funding and \$10 million in debt service funding.
- (8) The increase in State Categorical Grants is due to increases of \$428 million in social services funding, \$325 million in children services funding, \$226 million in education funding, \$164 million in health and mental hygiene funding, \$157 million in criminal justice funding, \$126 million in district attorney funding, \$112 million in police department funding, \$99 million in environmental protection funding, \$58 million in fire department funding, \$34 million in department of transportation funding, \$19 million in department of citywide administration services funding, and \$57 million in other agencies funding, offset by a decrease of \$115 million in homeless services funding.
- (9) The increase in Salaries and Wages is primarily due to personnel and staffing-related changes.
- (10) The decrease in Pensions is primarily due to the restructuring of the payment schedule for amortizing the Unfunded Accrued Liability (“UAL”) for four of the five retirement systems. This restructuring was enacted into State law and approved by the respective trustees for such systems. It lengthened the schedule by 5 years with level dollar payments, a change from increasing dollar payments.
- (11) The increase in Fringe Benefits is primarily due to personnel and staffing-related changes.
- (12) The increase in Medical Assistance is primarily due to a re-estimate of Medicaid expenses.
- (13) The increase in Public Assistance is primarily due to an increase in individuals receiving public assistance.
- (14) The increase in Other Than Personal Services—All Other is due to expense increases to be funded in part by \$2.149 billion of Federal Categorical Grants, \$1.231 billion of State Categorical Grants, \$3.993 billion of City Funds and \$696 million of other funds.
- (15) The decrease in Debt Service is primarily due to lower actual variable interest rates on outstanding variable rate bonds, and lower actual interest rates than projected on fixed rate bonds issued during fiscal year 2026.
- (16) Fiscal year 2026 Budget Stabilization reflects a discretionary transfer of \$800 million into the General Debt Service Fund and a grant of \$1.159 billion to the TFA, each for debt service due in fiscal year 2027.

SECTION VII: FINANCIAL PLAN

The following table sets forth the City’s projected operations on a basis consistent with GAAP, except for the application of GASB 49 and without regard to certain fund balances, which may be carried forward as described in “INTRODUCTORY STATEMENT,” for the 2026 through 2030 fiscal years as contained in the Financial Plan. This table should be read in conjunction with the accompanying notes, “Actions to Close the Remaining Gaps” and “Assumptions” below. For information regarding recent developments, see “SECTION I: RECENT FINANCIAL DEVELOPMENTS.”

	Fiscal Years ⁽¹⁾⁽²⁾				
	2026	2027	2028	2029	2030
	(In Millions)				
REVENUES					
Taxes					
General Property Tax ⁽³⁾	\$ 35,386	\$ 37,190	\$ 37,867	\$ 39,038	\$ 40,418
Other Taxes ⁽⁴⁾	49,063	50,487	51,563	51,897	53,120
Tax Audit Revenue	1,149	929	879	879	879
Tax Programs ⁽⁵⁾	-	68	69	71	74
Subtotal – Taxes	\$ 85,598	\$ 88,674	\$ 90,378	\$ 91,885	\$ 94,491
Miscellaneous Revenues ⁽⁶⁾	9,229	8,570	8,426	8,474	8,515
Unrestricted Intergovernmental Aid	119	651	161	161	161
Less: Intra-City Revenue	(2,419)	(2,184)	(2,127)	(2,119)	(2,116)
Disallowances Against Categorical Grants	(15)	(15)	(15)	(15)	(15)
Subtotal – City Funds	\$ 92,512	\$ 95,696	\$ 96,823	\$ 98,386	\$ 101,036
Other Categorical Grants	1,256	1,138	874	871	868
Inter-Fund Revenues ⁽⁷⁾	800	821	810	812	813
Federal Categorical Grants	9,863	7,374	7,231	7,101	7,088
State Categorical Grants	20,670	20,813	21,086	20,651	20,723
Total Revenues	\$ 125,101	\$ 125,842	\$ 126,824	\$ 127,821	\$ 130,528
EXPENDITURES					
Personal Service					
Salaries and Wages	\$ 34,756	\$ 36,188	\$ 37,505	\$ 38,676	\$ 39,752
Pensions	9,819	8,819	9,610	8,846	7,962
Fringe Benefits.....	15,645	15,745	16,430	17,188	17,992
Subtotal – Personal Service	\$ 60,220	\$ 60,752	\$ 63,545	\$ 64,710	\$ 65,706
Other Than Personal Service					
Medical Assistance	6,763	6,790	6,940	7,090	7,240
Public Assistance	2,762	2,708	2,707	2,707	2,707
All Other ⁽⁸⁾	51,293	49,957	50,240	50,523	51,568
Subtotal – Other Than Personal Service	\$ 60,818	\$ 59,455	\$ 59,887	\$ 60,320	\$ 61,515
Debt Service ⁽⁹⁾	8,310	9,328	10,509	11,667	12,489
FY 2025 Budget Stabilization ⁽¹⁰⁾	(3,787)	-	-	-	-
FY 2026 Budget Stabilization ⁽¹¹⁾	1,959	(1,959)	-	-	-
Capital Stabilization Reserve ⁽¹²⁾	-	-	250	250	250
General Reserve	-	450	1,200	1,200	1,200
Less: Intra-City Expenses	(2,419)	(2,184)	(2,127)	(2,119)	(2,116)
Total Expenditures.....	\$ 125,101	\$ 125,842	\$ 133,264	\$ 136,028	\$ 139,044
Gap to be Closed	\$ -	\$ -	\$ (6,440)	\$ (8,207)	\$ (8,516)

Footnotes from previous page

- (1) The four year financial plan for the 2026 through 2029 fiscal years, as submitted to the Control Board on June 30, 2025, contained the following projections for the 2026-2029 fiscal years: (i) for 2026, total revenues of \$114.524 billion and total expenditures of \$114.524 billion; (ii) for 2027, total revenues of \$116.323 billion and total expenditures of \$120.570 billion, with a gap to be closed of \$4.247 billion; (iii) for 2028, total revenues of \$118.278 billion and total expenditures of \$123.659 billion, with a gap to be closed of \$5.381 billion; and (iv) for 2029, total revenues of \$121.438 billion and total expenditures of \$126.519 billion, with a gap to be closed of \$5.081 billion.
The four year financial plan for the 2025 through 2028 fiscal years, as submitted to the Control Board on June 30, 2024, contained the following projections for the 2025-2028 fiscal years: (i) for 2025, total revenues of \$112.432 billion and total expenditures of \$112.432 billion; (ii) for 2026, total revenues of \$112.317 billion and total expenditures of \$117.820 billion, with a gap to be closed of \$5.503 billion; (iii) for 2027, total revenues of \$114.986 billion and total expenditures of \$120.578 billion, with a gap to be closed of \$5.592 billion; and (iv) for 2028, total revenues of \$116.894 billion and total expenditures of \$123.363 billion, with a gap to be closed of \$6.469 billion.
The four year financial plan for the 2024 through 2027 fiscal years, as submitted to the Control Board on June 13, 2023, contained the following projections for the 2024-2027 fiscal years: (i) for 2024, total revenues of \$107.115 billion and total expenditures of \$107.115 billion; (ii) for 2025, total revenues of \$105.787 billion and total expenditures of \$110.866 billion, with a gap to be closed of \$5.079 billion; (iii) for 2026, total revenues of \$106.365 billion and total expenditures of \$113.201 billion, with a gap to be closed of \$6.836 billion; and (iv) for 2027, total revenues of \$108.808 billion and total expenditures of \$116.708 billion, with a gap to be closed of \$7.900 billion.
- (2) The Financial Plan combines the operating revenues and expenditures of the City, the DOE and CUNY. The Financial Plan does not include the total operations of NYCHH but does include the City's subsidy to NYCHH and the City's share of NYCHH revenues and expenditures related to NYCHH's role as a Medicaid provider. Certain Covered Organizations and PBCs which provide governmental services to the City, such as the Transit Authority, are separately constituted and their revenues are not included in the Financial Plan; however, City subsidies and certain other payments to these organizations are included. Revenues and expenditures are presented net of intra-City items, which are revenues and expenditures arising from transactions between City agencies.
- (3) For a description of the STAR Program, and other real estate tax assumptions, see "SECTION VII: FINANCIAL PLAN—Assumptions—Revenue Assumptions—2. REAL ESTATE TAX."
- (4) Personal income taxes, including the pass through entity tax, flow directly from the State to the TFA, and from the TFA to the City only to the extent not required by the TFA for debt service, reserves, operating expenses and contractual and other obligations incurred pursuant to the TFA indenture. Sales taxes will flow directly from the State to the TFA to the extent necessary to provide statutory coverage. Other Taxes includes amounts that are expected to be retained by the TFA for its funding requirements associated with TFA Future Tax Secured Bonds. See "SECTION IV: SOURCES OF CITY REVENUES—Other Taxes."
- (5) Tax Programs includes proposed changes to the personal income tax credit for unincorporated business taxes paid, which, if enacted, would result in increased personal income tax revenues of an estimated \$68 million in fiscal year 2027, \$69 million in fiscal year 2028, \$71 million in fiscal year 2029, and \$74 million in fiscal year 2030. Such legislation was approved by the City Council on July 16, 2026, and will become local law if 30 days pass from such City Council approval date and it lapses into effect, or if signed by the Mayor prior thereto. Tax Programs does not reflect the impact of a proposal to increase the tax abatement percentage for the J-51 program from 70% to 100% of certified reasonable cost as well as increase eligibility for homeownership buildings, which is estimated to cost the City \$9 million in fiscal year 2027, with such cost increasing in fiscal years 2028 through 2030. Such proposal requires City Council approval.
- (6) Miscellaneous Revenues reflects the receipt by the City of TSRs not used by TSASC for debt service and other expenses. For information on TSASC, see "SECTION IV: SOURCES OF CITY REVENUES—Miscellaneous Revenues."
- (7) Inter-Fund Revenues represents General Fund expenditures, properly includable in the Capital Budget, made on behalf of the Capital Projects Fund pursuant to inter-fund agreements.
- (8) For a discussion of the categories of expenditures in Other Than Personal Services—All Other, see "SECTION VII: FINANCIAL PLAN—Assumptions—Expenditure Assumptions—2. OTHER THAN PERSONAL SERVICES COSTS."
- (9) For a discussion of the debt service, see "SECTION VII: FINANCIAL PLAN—Assumptions—Expenditure Assumptions—3. GENERAL OBLIGATION, LEASE AND TFA DEBT SERVICE."
- (10) Fiscal year 2025 Budget Stabilization reflects the discretionary transfer of \$1.443 billion into the General Debt Service Fund and a grant of \$2.344 billion to the TFA, each for debt service due in fiscal year 2026.
- (11) Fiscal year 2026 Budget Stabilization reflects a discretionary transfer of \$800 million into the General Debt Service Fund and a grant of \$1.159 billion to the TFA, each for debt service due in fiscal year 2027.
- (12) The Capital Stabilization Reserve reflects a capital reserve which will be available to make capital projects more efficient or for debt retirement in an economic downturn.

Implementation of various measures in the Financial Plan may be uncertain. If these measures cannot be implemented, the City will be required to take actions to decrease expenditures or increase revenues to maintain a balanced financial plan. See "Assumptions" and "Certain Reports" below.

Actions to Close the Remaining Gaps

Although the City has maintained balanced budgets in each of its last forty-five fiscal years, except for the application of GASB 49 with respect to fiscal years 2010 through 2025, and without regard to certain fund balances permitted to be carried forward as described in "INTRODUCTORY STATEMENT," in fiscal years 2021 through 2025, and is projected to achieve balanced operating results for the 2026 and 2027 fiscal years, except for the application of GASB 49 and without regard to certain fund balances, which may be carried forward as described in "INTRODUCTORY STATEMENT," there can be no assurance that the Financial Plan or future actions to close projected outyear gaps can

be successfully implemented or that the City will maintain a balanced budget in future years without additional federal or State aid, revenue increases or expenditure reductions. Additional tax increases and reductions in essential City services could adversely affect the City's economic base.

Rainy Day Fund

The Rainy Day Fund (also referred to as the Revenue Stabilization Fund) was established in fiscal year 2021 pursuant to amendments to the City Charter and the Financial Emergency Act. All year-end budget surpluses, after discretionary and other transfers and expenditures, including such surpluses accumulated prior to the establishment of the Revenue Stabilization Fund, have been and will continue to be deposited into such fund, along with additional amounts appropriated into such fund pursuant to the City budget process. Amounts in the Rainy Day Fund may be carried forward for use in a future fiscal year or fiscal years. However, no more than fifty percent of the total amount of the Rainy Day Fund may be withdrawn in any fiscal year unless the Mayor has certified that there is a compelling fiscal need. The balance in the Rainy Day Fund as of June 30, 2026 was \$1.969 billion.

Assumptions

The Financial Plan is based on numerous assumptions, including the condition of the City's and the region's economies and the concomitant receipt of economically sensitive tax revenues in the amounts projected. As shown in the Forecast of Key Economic Indicators below, the Financial Plan assumes no economic recession during the years of the Financial Plan. The Financial Plan is subject to various other uncertainties and contingencies relating to, among other factors, the extent, if any, to which wage increases for City employees exceed the annual wage costs assumed; realization of projected earnings for pension fund assets and current assumptions with respect to wages for City employees affecting the City's required pension fund contributions; the willingness and ability of the State to provide the aid contemplated by the Financial Plan and to take various other actions to assist the City; the ability of NYCHH and other such entities to maintain balanced budgets; the willingness of the federal government to provide the amount of federal aid contemplated in the Financial Plan; the impact on City revenues and expenditures of federal and State legislation affecting Medicare or other entitlement programs; adoption of the City's budgets by the City Council in substantially the forms submitted by the Mayor; the ability of the City to implement cost reduction initiatives, and the success with which the City controls expenditures; the impact of conditions in the real estate market on real estate tax revenues; the ability of the City and other financing entities to market their securities successfully in the public credit markets; the impact of the outbreak of COVID-19; and the extension of the authorization to sell real property tax liens. See "SECTION I: RECENT FINANCIAL DEVELOPMENTS." Certain of these assumptions are reviewed in reports issued by the City Comptroller and other public officials. See "SECTION VII: FINANCIAL PLAN—Certain Reports."

The projections and assumptions contained in the Financial Plan are subject to revision, which may be substantial. No assurance can be given that these estimates and projections, which include actions the City expects will be taken but are not within the City's control, will be realized. For information regarding certain recent developments, see "SECTION I: RECENT FINANCIAL DEVELOPMENTS."

Revenue Assumptions

1. GENERAL ECONOMIC CONDITIONS

The following table presents a forecast of the key economic indicators for the calendar years 2025 through 2030. This forecast is based upon information available in May 2026.

FORECAST OF KEY ECONOMIC INDICATORS

	Calendar Years						1979- 2024 ⁽¹⁾
	2025	2026	2027	2028	2029	2030	
<u>U.S. ECONOMY</u>							
Real GDP (billions of 2017 dollars)	\$23,853	\$24,345	\$24,829	\$25,359	\$25,869	\$26,353	
Percent Change	2.1	2.1	2.0	2.1	2.0	1.9	2.6%
Non-Agricultural Employment (millions)	158.4	158.5	158.7	159.5	160.4	161.2	
Level Change	0.7	0.1	0.2	0.8	0.9	0.8	
Percent Change	0.5	0.0	0.1	0.5	0.6	0.5	1.3
CPI-All Urban (1982-84=100)	322.2	333.1	341.1	348.3	356.4	364.8	
Percent Change	2.7	3.4	2.4	2.1	2.3	2.4	3.3
Wage Rate (\$ per year).....	81,896	86,229	90,926	95,085	99,007	103,092	
Percent Change	4.3	5.3	5.4	4.6	4.1	4.1	3.9
Personal Income (\$ billions).....	26,119	27,355	28,980	30,551	32,064	33,564	
Percent Change	4.9	4.7	5.9	5.4	5.0	4.7	5.7
Pre-Tax Corp Profits (\$ billions).....	4,162	4,516	4,560	4,579	4,822	4,850	
Percent Change	-0.4	8.5	1.0	0.4	5.3	0.6	6.0
Unemployment Rate (Percent)	4.3	4.6	4.8	4.6	4.4	4.3	6.1avg
10-year Treasury Bond Rate (Percent)	4.3	4.1	3.9	3.9	3.9	3.9	5.7avg
Federal Funds Rate (Percent)	4.2	3.6	3.4	3.1	3.1	3.1	4.6avg
<u>NYC ECONOMY</u>							
Real Gross City Product ⁽²⁾ (billions of 2017 dollars):	1,164	1,198	1,221	1,245	1,267	1,290	
Percent Change	5.4	2.9	2.0	1.9	1.8	1.8	2.8%
Non-Agricultural Employment ⁽³⁾ (thousands)	4,818	4,850	4,904	4,982	5,057	5,125	
Level Change	23.8	32.4	54.1	77.5	75.2	68.2	
Percent Change	0.5	0.7	1.1	1.6	1.5	1.3	0.8
CPI- All Urban NY-NJ Area (1982-84=100)	345.8	358.4	367.0	374.8	382.7	391.2	
Percent Change	3.5	3.6	2.4	2.1	2.1	2.2	3.4
Wage Rate (\$ per year).....	125,801	130,190	133,426	137,002	140,606	145,143	
Percent Change	6.3	3.5	2.5	2.7	2.6	3.2	4.6
Personal Income (\$ billions).....	819.7	855.9	905.3	953.9	1001.3	1049.6	
Percent Change	4.3	4.4	5.8	5.4	5.0	4.8	5.5
<u>NYC REAL ESTATE MARKET</u>							
Manhattan Primary Office Market							
Asking Rental Rate ⁽⁴⁾ (\$ per square feet).....	83.0	84.7	85.9	87.0	88.6	90.7	
Percent Change	1.5	2.0	1.4	1.3	1.9	2.4	2.1%
Vacancy Rate ⁽⁴⁾ (Percent).....	19.5	17.8	17.2	16.5	15.9	15.3	11.7avg

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- (1) Compound annual growth rates for 1979-2024. Compound growth rate for Real Gross City Product covers the period 1990-2024.
- (2) Starting in 2021, forecasts of Gross City Product reflect estimates of local area GDP (for the City) published by the U.S. Bureau of Economic Analysis. Estimates of Gross City Product published prior to 2021 represent OMB's estimates of City economic activity.
- (3) Annual averages derived from non-seasonally adjusted quarterly forecasts.
- (4) Office market statistics are based on 1985-2025 data published by Cushman & Wakefield.

Source: OMB

2. REAL ESTATE TAX

Projections of real estate tax revenues are based on a number of assumptions, including, among others, assumptions relating to the tax rate, the assessed valuation of the City's taxable real estate, the delinquency rate, debt service needs, a reserve for uncollectible taxes, and the operating limit. See "SECTION IV: SOURCES OF CITY REVENUES—Real Estate Tax."

Projections of real estate tax revenues include net revenues from the sale of real property tax liens of \$80 million in each of fiscal years 2027 through 2030. The local law authorizing the City to sell real property tax liens expired on March 1, 2022 and a modified lien sale program was authorized on June 30, 2024. In fiscal year 2026, no lien sale occurred. Legislation impacting the tax lien sale program was recently adopted. For additional information relating to lien sales, see "SECTION I: RECENT FINANCIAL DEVELOPMENTS."

Projections of real estate tax revenues include the effects of the STAR Program which will reduce the real estate tax revenues by an estimated \$105 million, \$110 million, \$108 million, \$106 million, and \$104 million in fiscal years 2026 through 2030, respectively. Projections of real estate tax revenues reflect the estimated cost of extending the current tax reduction for owners of cooperative and condominium apartments amounting to \$718 million, \$748 million, \$822 million, \$835 million and \$835 million in fiscal years 2026 through 2030, respectively.

The delinquency rate was 2.0%, 1.8%, 2.1%, 2.2%, and 1.9% in fiscal years 2021 through 2025, respectively. The Financial Plan projects delinquency rates being 2.2% in fiscal year 2026 and averaging 1.9% from fiscal years 2027 through 2030. For a description of proceedings seeking real estate tax refunds from the City, see "SECTION X: OTHER INFORMATION—Litigation—Taxes."

On April 24, 2017, a lawsuit was filed challenging the City's real property tax system and valuation methodology. See "SECTION X: OTHER INFORMATION—Litigation—Taxes."

3. OTHER TAXES

The following table sets forth amounts of revenues (net of refunds) from taxes other than the real estate tax projected to be received by the City in the Financial Plan. The amounts set forth below exclude the Criminal Justice Fund and audit revenues.

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	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>
	(In Millions)				
Personal Income ⁽¹⁾	\$20,724	\$20,688	\$21,169	\$21,314	\$21,780
General Corporation ⁽²⁾	7,289	7,586	7,397	6,813	6,884
Banking Corporation.....	0	0	0	0	0
Unincorporated Business Income.....	3,735	3,855	3,942	4,061	4,192
Sales ⁽³⁾	11,016	11,503	12,002	12,494	12,910
Commercial Rent.....	950	974	989	1,000	1,015
Second Home Surcharge ⁽⁴⁾	0	500	500	500	500
Real Property Transfer.....	1,493	1,514	1,583	1,640	1,686
Mortgage Recording.....	984	1,061	1,104	1,136	1,162
Utility.....	517	562	580	599	618
Cigarette.....	11	12	12	12	12
Cannabis.....	25	32	39	41	42
School Tax Relief Program.....	105	110	108	106	104
Tax Audit.....	1,149	929	879	879	879
Tax Programs ⁽⁵⁾	0	68	69	71	74
Hotel Tax ⁽⁶⁾	810	843	879	906	932
All Other ⁽⁷⁾	1,405	1,247	1,259	1,275	1,283
Total.....	<u>\$50,212</u>	<u>\$51,484</u>	<u>\$52,511</u>	<u>\$52,847</u>	<u>\$54,073</u>

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Note: Totals may not add due to rounding.

- (1) Personal Income includes \$1.370 billion, \$3.129 billion, \$4.900 billion, \$5.462 billion and \$6.026 billion of personal income tax revenues projected to be retained by the TFA for debt service and other expenses in fiscal years 2026 through 2030, respectively. Personal income taxes also include the PTET. Reflects the impact of the State fiscal year 2026 budget, which provides a full personal income tax credit or partial credit to City residents with dependents who meet certain income threshold requirements. Reflects the impact of legislation included in the State 2027 Budget which allows City residents who meet certain income requirements to deduct qualifying tipped wages from their income for taxation purposes, which is estimated to reduce personal income tax revenues by approximately \$56 million, \$58 million, \$61 million and \$64 million in fiscal years 2027 through 2030, respectively. Does not reflect proposed changes to the personal income tax credit for unincorporated business taxes paid, which, if enacted, would result in increased personal income tax revenues of an estimated \$68 million, \$69 million, \$71 million and \$74 million in fiscal years 2027 through 2030, respectively.
- (2) Reflects the impact of the State 2027 Budget which would de-couple the State business tax from the Reconciliation Act of 2025.
- (3) Sales Tax includes: 1) the imposition of sales tax on certain additional internet sales and providing that sales tax revenues in the amount of \$175 million in State fiscal year 2024 and thereafter increasing by one percent per year, will be directed to the MTA for transit improvements; 2) the elimination of the extension of the withholding of sales tax revenues for financially distressed hospitals and nursing home facilities which results in the restoration of previously projected deductions of sales tax revenues of \$150 million in each of fiscal years 2026 and 2027 and \$112.5 million in fiscal year 2028, included in the State 2027 Budget; and 3) a sales tax exemption for vending machines.
- (4) The surcharge will apply to certain high-value City residential properties that do not serve as a primary residence. Beginning in fiscal year 2027, the New York City Department of Finance ("DOF") shall identify covered properties, determine whether they are primary residences, and add the surcharge to the property's regular statement of account. In fiscal years 2027 and 2028, the surcharge will apply to tax class 1 homes with a market value of at least \$5 million and to condos and coop units with a market value of at least \$1 million, both calculated using DOF's existing methodologies. Beginning in fiscal year 2029, the condo and coop threshold will shift to \$5 million using a new methodology to be developed by DOF, transitioning to a comparable-sales method rather than the current restricted valuation method. Valuation for all other property types will continue to use current methodologies. The surcharge will be billed and collected through the property tax system, but will be legally separate from regular real property tax: revenues are excluded from the tax levy, class-share calculations, apportionment, and tax-rate setting. If unpaid, the surcharge, penalties, and interest can become a tax lien and may be enforced, sold, or foreclosed in a manner similar to other property tax liens. The Financial Plan projects revenues from the surcharge of \$500 million in each of fiscal years 2027 through 2030.
- (5) Tax Programs includes proposed changes to the personal income tax credit for unincorporated business taxes paid, which, if enacted, would result in increased personal income tax revenues of an estimated \$68 million in fiscal year 2027, \$69 million in fiscal year 2028, \$71 million in fiscal year 2029, and \$74 million in fiscal year 2030. Such legislation was approved by the City Council on July 16, 2026, and will become local law if 30 days pass from such City Council approval date and it lapses into effect, or if signed by the Mayor prior thereto. Tax Programs does not reflect the impact of a proposal to increase the tax abatement percentage for the J-51 program from 70% to 100% of certified reasonable cost as well as increase eligibility for homeownership buildings, which is estimated to cost the City \$9 million in fiscal year 2027, with such cost increasing in fiscal years 2028 through 2030. Such proposal requires City Council approval.
- (6) Hotel Tax includes the impact of an additional temporary hotel occupancy tax of 0.875 percent resulting in additional revenues of \$109.3 million, \$109.1 million, \$112.8 million \$116.9 million and \$116.9 million in fiscal years 2026 through 2030, respectively.
- (7) All Other includes, among others, beer and liquor taxes and the automobile use tax. All Other also includes \$105 million, \$110 million, \$108 million, \$106 million, and \$104 million in fiscal years 2026 through 2030, respectively, to be provided to the City by the State as reimbursement for the reduced property tax resulting from the STAR Program.

The Financial Plan reflects the following assumptions regarding projected baseline revenues from Other Taxes:

(i) with respect to the personal income tax, a large increase in fiscal year 2026 due to strength in both withholding and non-withholding income, followed by no growth in fiscal year 2027 driven drops in non-withholding and moderate withholding increases, followed by light growth in fiscal year 2028 revenue as drops in non-withholding are offset by increases in withholding, followed by equally tepid growth in fiscal years 2029 and 2030; (ii) with respect to the business corporation tax, an increase in fiscal year 2026 driven by large increases in finance collections and smaller growth in non-finance collections, and, additionally, the State 2027 Budget which decoupled the City from the Reconciliation Act of 2025 provisions allowing for lower tax payments, which the City partially recouped in fiscal year 2026, with further recoupment expected in fiscal year 2027, contributing to growth in non-finance in that year despite weakening finance sector collections. Drops in finance collections drag down growth in fiscal years 2028 through 2030 despite decent non-finance growth; (iii) with respect to the unincorporated business income tax, above average growth in fiscal year 2026 reflecting strength in both finance and non-finance sectors, followed by more steady growth in fiscal years 2027 through 2030 with increases again derived from both finance and non-finance; (iv) with respect to the sales tax, growth in fiscal year 2026 represents underlying economic principles including steady consumption and continued inflation, along with shifts related to the repayment of monies previously intercepted by the State related to the distressed provider assistance account. Growth is expected to be moderate in the remainder of the fiscal years in the forecast window, with growth averaging about 4.0 percent in fiscal years 2027 through 2030; (v) with respect to the real property transfer tax, growth in fiscal year 2026 reflects higher prices due to a lack of housing supply, as well as an increase in buying power due to a gradual decrease in interest rates, with growth anticipated in fiscal years 2027 through 2030 due to a further decline in interest rates; (vi) with respect to the mortgage

recording tax, increases in fiscal year 2026 are projected, as interest rates begin to fall, with further growth expected in fiscal years 2027 through 2030 as interest rates continue to decrease; and (vii) with respect to the commercial rent tax, steady revenue growth throughout the forecast period reflects continued improvement in leasing activity among office-using sectors, which tend to occupy higher-quality and higher rent spaces.

4. MISCELLANEOUS REVENUES

The following table sets forth amounts of miscellaneous revenues projected to be received by the City in the Financial Plan.

	2026	2027	2028	2029	2030
	(In Millions)				
Licenses, Permits and Franchises	\$ 800	\$ 722	\$ 723	\$ 730	\$ 730
Interest Income	421	302	278	272	274
Charges for Services	1,102	1,051	1,051	1,052	1,053
Water and Sewer Payments ⁽¹⁾	2,311	2,392	2,373	2,405	2,447
Rental Income	290	283	257	256	256
Fines and Forfeitures	1,473	1,335	1,321	1,327	1,326
Other	413	301	296	313	313
Intra-City Revenues	2,419	2,184	2,127	2,119	2,116
	<u>\$ 9,229</u>	<u>\$ 8,570</u>	<u>\$ 8,426</u>	<u>\$ 8,474</u>	<u>\$ 8,515</u>

⁽¹⁾ Received from the Water Board. The Financial Plan includes requests by the City for rental payments from the Water Board in the amount of \$282 million, \$304 million, \$316 million, \$351 million, and \$394 million in fiscal years 2026 through 2030, respectively. For further information regarding the Water Board, see "SECTION VII: FINANCIAL PLAN—Financing Program."

Rental Income reflects approximately \$214.8 million in fiscal year 2026, approximately \$212.4 million in fiscal year 2027 and approximately \$162.4 million in each of fiscal years 2028 through 2030 for lease payments to the City from the Port Authority for the City's airports.

Other reflects \$77.1 million, \$66.4 million, \$65.8 million, \$83.1 million and \$82.2 million of projected resources in fiscal years 2026 through 2030, respectively, from the receipt by the City of TSRs. For more information, see "SECTION IV: SOURCES OF CITY REVENUES—Miscellaneous Revenues." Economic and legal uncertainties relating to the tobacco industry and the settlement may significantly affect the receipt of TSRs by TSASC and the City.

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5. FEDERAL AND STATE CATEGORICAL GRANTS

The following table sets forth amounts of federal and State categorical grants projected to be received by the City in the Financial Plan.

	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>
	(In Millions)				
Federal					
Community Development	\$ 416	\$ 252	\$ 250	\$ 248	\$ 243
Social Services	4,626	3,677	3,596	3,587	3,581
Education.....	2,196	1,901	1,901	1,901	1,901
Other.....	2,625	1,544	1,484	1,365	1,363
Total	<u>\$9,863</u>	<u>\$7,374</u>	<u>\$7,231</u>	<u>\$ 7,101</u>	<u>\$7,088</u>
State					
Social Services	\$ 2,707	\$ 2,593	\$ 2,523	\$ 2,510	\$ 2,510
Education.....	14,380	15,115	15,465	15,040	15,040
Higher Education.....	317	311	311	311	311
Health and Mental Hygiene.....	816	753	753	753	753
Other.....	2,450	2,041	2,034	2,037	2,109
Total	<u>\$20,670</u>	<u>\$20,813</u>	<u>\$21,086</u>	<u>\$20,651</u>	<u>\$20,723</u>

The Financial Plan assumes that all existing federal and State categorical grant programs will continue, unless specific legislation provides for their termination or adjustment, and assumes increases in aid where increased costs are projected for existing grant programs. For information concerning federal and State aid and the possible impacts on the Financial Plan, see “INTRODUCTORY STATEMENT” and “SECTION I: RECENT FINANCIAL DEVELOPMENTS.”

As of May 31, 2026, approximately 17.6% of the City’s full-time and full-time equivalent employees (consisting of employees of the mayoral agencies and the DOE) were paid by Community Development funds, water and sewer funds and from other sources not funded by unrestricted revenues of the City.

A major component of federal categorical aid to the City is the Community Development program. Pursuant to federal legislation, Community Development grants are provided to cities primarily to aid low- and moderate-income persons by improving housing facilities, parks and other improvements, by providing certain social programs and by promoting economic development. These grants are based on a formula that takes into consideration such factors as population, age of housing and poverty.

The City’s receipt of categorical aid is contingent upon the satisfaction of certain statutory conditions and is subject to subsequent audits, possible disallowances and possible prior claims by the State or federal governments. The general practice of the State and federal governments has been to deduct the amount of any disallowances against the current year’s payment, although in some cases the City remits payment for disallowed amounts to the grantor. Substantial disallowances of aid claims may be asserted during the course of the Financial Plan. The City estimates probable amounts of disallowances of recognized grant revenues and makes the appropriate adjustments to recognized grant revenue for each fiscal year. In fiscal years 2013, 2014, 2015, 2016, 2020 and 2021, downward adjustments of \$59 million, \$19 million, \$110 million, \$1 million, \$5 million and \$24 million, respectively, were made. In fiscal years 2017, 2018 and 2019, upward adjustments of \$558 million, \$139 million and \$113 million, respectively, were made. In fiscal year 2022, a downward adjustment of \$35 million was made. In fiscal year 2023, a downward adjustment of \$13 million was made. In fiscal year 2024, a downward adjustment of \$13 million was made. As of June 30, 2023, the City had an accumulated reserve of \$331 million for all disallowances of categorical aid. As of June 30, 2024, the City had an accumulated reserve of \$333 million for disallowances of categorical aid. As of June 30, 2025, the City had an accumulated reserve of \$340 million for disallowances of categorical aid.

Expenditure Assumptions

1. PERSONAL SERVICES COSTS

The following table sets forth projected expenditures for personal services costs contained in the Financial Plan.

	2026	2027	2028	2029	2030
	(In Millions)				
Wages and Salaries.....	\$34,644	\$35,845	\$35,986	\$36,534	\$36,830
Pensions.....	9,819	8,819	9,610	8,846	7,962
Other Fringe Benefits	15,645	15,745	16,430	17,188	17,992
Reserve for Collective Bargaining	112	343	1,519	2,142	2,922
Total.....	<u>\$60,220</u>	<u>\$60,752</u>	<u>\$63,545</u>	<u>\$64,710</u>	<u>\$65,706</u>

The Financial Plan projects that the authorized number of City-funded full-time and full-time equivalent employees will increase from an estimated level of 271,255 as of June 30, 2026 to an estimated level of 273,242 by June 30, 2030.

Other Fringe Benefits includes \$3.755 billion, \$4.060 billion, \$4.253 billion, \$4.459 billion and \$4.702 billion in fiscal years 2026 through 2030, respectively, for post-employment benefits other than pensions (“OPEB”) expenditures for current retirees, which costs are currently paid by the City on a pay-as-you-go basis. For information on deposits to the Retiree Health Benefits Trust to fund a portion of the future cost of OPEB for current and future retirees, see “SECTION VI: FINANCIAL OPERATIONS—2021-2025 Summary of Operations.”

The Financial Plan reflects contract settlements with over 98% of the City’s unionized workforce for the 2021-2026 round of collective bargaining. The Financial Plan contains funding for annual 1.25% wage increases for the entire workforce beyond the current round of bargaining. For a discussion of the City’s pension systems, see “SECTION IX: PENSION SYSTEMS AND OPEB” and “APPENDIX B—ANNUAL COMPREHENSIVE FINANCIAL REPORT—Notes to Financial Statements—*Note E.5.*”

2. OTHER THAN PERSONAL SERVICES COSTS

The following table sets forth projected other than personal services (“OTPS”) expenditures contained in the Financial Plan.

	2026	2027	2028	2029	2030
	(In Millions)				
Administrative OTPS and Energy	\$42,635	\$41,495	\$41,836	\$42,122	\$43,009
Public Assistance.....	2,762	2,708	2,707	2,707	2,707
Medical Assistance.....	6,763	6,790	6,940	7,090	7,240
NYCHH Support	1,964	1,745	1,786	1,789	1,790
Other.....	6,694	6,717	6,618	6,612	6,769
Total ⁽¹⁾	<u>\$60,818</u>	<u>\$59,455</u>	<u>\$59,887</u>	<u>\$60,320</u>	<u>\$61,515</u>

⁽¹⁾ Excludes Debt Service, General Reserve and Capital Stabilization Reserve.

Administrative OTPS and Energy

The Financial Plan contains estimates of the City’s administrative OTPS expenditures for general supplies and materials, equipment and selected contractual services, and the impact of agency gap-closing actions relating to such expenditures in the 2026 fiscal year. Energy costs for each of the 2026 through 2030 fiscal years are assumed to vary annually, with total energy expenditures projected at \$1.34 billion in fiscal year 2026 and increasing to \$1.62 billion by fiscal year 2030.

Public Assistance

Of total cash assistance expenditures in the City, the City-funded portion is projected to be \$2.8 billion in fiscal year 2026 and \$2.7 billion in each of fiscal years 2027 through 2030, respectively.

Medical Assistance

Medical assistance payments projected in the Financial Plan consist of payments to voluntary hospitals, skilled nursing facilities, intermediate care facilities, home care providers, pharmacies, managed care organizations, physicians and other medical practitioners. The City-funded portion of medical assistance payments is expected to be \$6.7 billion, \$6.7 billion, \$6.8 billion, \$7.0 billion and \$7.1 billion in fiscal years 2026 through 2030, respectively. Such payments primarily include the City's capped share of local Medicaid expenditures as well as Supplemental Medicaid payments to NYCHH.

New York City Health and Hospitals

NYCHH, which provides essential services to over 1.1 million New Yorkers annually, faces near- and long-term financial challenges resulting from, among other things, changes in hospital reimbursement and the rising cost of medical services.

In May 2026, NYCHH released a cash-based financial plan, which projected City-funded expenditures of \$2.1 billion in fiscal year 2026, \$1.7 billion in fiscal year 2027, and \$1.8 billion in each of fiscal years 2028 through 2030, respectively, in addition to the forgiveness of debt service for fiscal years 2028 through 2030 and the City's contribution to supplemental Medicaid payments which is consistent with the City's Financial Plan. NYCHH's financial plan projected total receipts of \$13.3 billion, \$13.1 billion, \$13.0 billion, \$13.0 billion and \$13.1 billion, and total disbursements of \$13.2 billion, \$13.0 billion, \$13.3 billion, \$13.2 billion and \$13.4 billion in fiscal years 2026 through 2030.

NYCHH relies on significant projected revenue from Medicaid, Medicare and other third-party payor programs. Future changes to such programs could have adverse impacts on NYCHH's financial condition. For more information on risks to NYCHH related to recent federal legislation, see "SECTION I: RECENT FINANCIAL DEVELOPMENTS."

Other

The projections set forth in the Financial Plan for OTPS-Other include the City's contributions to NYCT, NYCHA and CUNY and subsidies to libraries and various cultural institutions. They also include projections for the cost of future judgments and claims which are discussed below under "*Judgments and Claims*." In the past, the City has provided additional assistance to certain Covered Organizations which had exhausted their financial resources prior to the end of the fiscal year. No assurance can be given that similar additional assistance will not be required in the future.

New York City Housing Authority

The New York City Housing Authority ("NYCHA") is the largest public housing authority ("PHA") in the United States and was created in 1934 to provide affordable housing for low-and moderate-income New Yorkers. NYCHA is primarily funded through federal Section 9 public housing operating and capital subsidies and Section 8 voucher contracts, but also receives City capital and operating funds, State capital funds, and rental revenue from tenants. NYCHA is a Covered Organization and a component unit of the City and receives City support in the form of operating subsidies for programmatic initiatives and City capital grant funding to support capital improvements.

On January 31, 2019, NYCHA, the City, the U.S. Attorney's Office for the Southern District of New York (SDNY), and the U.S. Department of Housing and Urban Development ("HUD") entered into an agreement (the "HUD Agreement") relating to lead-based paint and other health and safety concerns in NYCHA's properties. The HUD Agreement established new performance metrics and a framework by which NYCHA will continue to evaluate and make progress towards its compliance with existing and new federal requirements. Pursuant to the HUD

Agreement, a federal monitor, with access to NYCHA information and personnel, was appointed to oversee NYCHA's compliance with the terms of the HUD Agreement. The first term of the monitorship ran from 2019-2024 and a second term with a new monitor began on February 28, 2024. The federal monitor has issued and will continue to issue quarterly reports on NYCHA's compliance with the HUD Agreement. Pursuant to the HUD Agreement, the City has allocated \$1.5 billion in capital funding in the Capital Commitment Plan for fiscal years 2026-2030 (the "2026-2030 Capital Commitment Plan"), with an additional \$1.0 billion in City capital funds reflected in the remaining years of the Ten-Year Capital Strategy for fiscal years 2031 through 2035.

In connection with its required Annual PHA Plan certifications following execution of the HUD Agreement, NYCHA stated that it may be out of compliance with a number of federal regulations beyond those concerning lead-based paint and other health and safety issues that were the subject of the HUD Agreement. NYCHA further stated that it has implemented a series of organizational reforms to address both the performance metrics in the HUD Agreement and additional areas where the need for change was identified, as documented in NYCHA's Transformation Plan. A Physical Needs Assessment of NYCHA's properties released in July 2023 estimated its projected capital needs at a cost of approximately \$60 billion over the next five years and \$78 billion over the next twenty years. As part of NYCHA's strategy to fund these repairs, NYCHA plans to recapitalize 62,000 units through the Permanent Affordability Commitment Together ("PACT") program. NYCHA has also received State authorization to recapitalize up to 25,000 units through the New York City Public Housing Preservation Trust (the "Housing Preservation Trust"). The 2026-2030 Capital Commitment Plan reflects a total of \$2.8 billion of City capital funding towards PACT and the Housing Preservation Trust projects.

NYCHA's cumulative rent collection rate was 85% for calendar year 2025, which includes rental arrears due from prior years that remain unpaid. The cumulative rent collection rate for calendar year 2019, prior to the pandemic, was 88%. As of December 31, 2025, overall tenant rental arrears total \$506 million. The high prior years' arrears balance has had a direct impact on NYCHA's revenues and has required NYCHA to use operating reserves, eliminate budgeted vacancies, and reduce nonessential contracting. While this projected shortfall does not directly impact the Financial Plan, if NYCHA faces continued collection challenges, the City could be asked to increase its funding to NYCHA.

New York City Transit

NYCT operates under its own section of the Financial Plan as a Covered Organization. An accrual-based financial plan for NYCT covering its 2026 through 2029 fiscal years was published in February 2026 (the "2026 NYCT Financial Plan"). The NYCT fiscal year coincides with the calendar year. The 2026 NYCT Financial Plan reflects the negative impacts of the COVID-19 pandemic on MTA costs, ridership, and farebox revenue. The 2026 NYCT Financial Plan reflects City assistance to the NYCT operating budget of \$851 million in 2026, increasing to \$1.1 billion in 2029. In addition, the 2026 NYCT Financial Plan projects real estate transfer tax revenue dedicated for NYCT use of \$502 million in 2026, higher than 2025's \$468 million; that amount increases each year to reach \$648 million by 2029. The 2026 NYCT Financial Plan reflects \$13.7 billion in revenues and \$16.7 billion in expenses for 2026, leaving a budget gap of \$3.0 billion. After accounting for accrual adjustments and cash carried over from 2025 there is a projected operating gap of \$154 million in 2026, followed by projected operating budget gaps of \$683 million in 2027, \$1.4 billion in 2028, and \$2.2 billion in 2029.

In 2009, a Payroll Mobility Tax ("PMT") was enacted into State law to provide \$0.34 for every \$100 of payroll in the MTA's twelve-county service area. This contribution was increased to \$0.60 for every \$100 of payroll in New York City in the State fiscal year 2024 budget, and further increased to \$0.895 for some large employers in the State fiscal year 2026 budget. The PMT is currently expected to generate revenues for NYCT in the amount of \$1.9 billion in 2026 followed by \$1.8 billion in each of 2027, 2028 and 2029.

The MTA's 2025-29 Capital Program includes \$68.4 billion for all MTA agencies, including \$47.8 billion in the NYCT core system and \$5.2 billion for major projects and expansion.

On January 5, 2025, vehicles entering a designated congestion zone, located below 60th Street in Manhattan, began being charged a toll, the revenues from which will be directed to the MTA for transit improvements, including \$15 billion for the 2020-2024 Capital Program. The program has operated uninterrupted for over a year while the DOT has sought to terminate it in federal court. Although the program has no direct impact on the City's budget, if

the DOT's termination of the program is enacted and legally enforceable and MTA's revenues are reduced, the City may be asked to increase its funding to the MTA. For further information regarding the MTA's congestion pricing program, see "SECTION I: RECENT FINANCIAL DEVELOPMENTS."

In addition to the toll revenues, the State fiscal year 2020 budget included legislation authorizing the imposition of sales tax on certain additional internet sales and providing that City sales tax revenues in the amount of \$128 million in State fiscal year 2020 (reflecting the portion of the year in which it is effective) and \$170 million in State fiscal year 2021 and thereafter increasing by one percent per year, will be directed to the MTA for transit improvements. Revenues from such additional sales tax are currently estimated to be approximately \$170 million per year and are in addition to existing sales taxes attributable to certain other internet transactions. Additionally, such legislation provided that State sales tax revenues in the amount of \$113 million in State fiscal year 2020 and \$150 million in State fiscal year 2021 and thereafter increasing by one percent per year, will be directed to the MTA for transit improvements. The State fiscal year 2020 budget also included legislation increasing real estate transfer taxes on properties valued at more than \$2 million, which will also be directed to the MTA for transit improvements.

The State fiscal year 2021 budget required the City to contribute \$3 billion towards the 2020-2024 Capital Program concurrent with the State's \$3 billion contribution. Neither the City nor the State can use operating funds dedicated to the MTA to supplant their capital commitment and must pay on a schedule determined by the State Budget Director. The City has appropriated this \$3 billion, which has been made available to the MTA, and it is anticipated to be spent within the Ten-Year Capital Strategy. The State 2026 Budget also requires the City and State to each contribute \$3 billion to the 2025-2029 Capital Program, of which the City has appropriated \$1 billion.

The State fiscal year 2021 budget included a requirement that the City increase its funding of the MTA's net paratransit operating deficit from 33% to 50%. The State 2024 Budget further required the City to increase its funding in City fiscal years 2024 and 2025 from 50% to the lower of 80% of the deficit or 50% of the deficit plus \$165 million, and the State 2026 Budget extended this requirement through City fiscal year 2027. The City's Financial Plan reflects \$599 million in fiscal year 2027, and \$467 million, \$490 million, and \$515 million in 2028 through 2030, respectively, to cover the City's contributions for paratransit services, compared to MTA's estimates of \$646 million, \$728 million, \$815 million and \$837 million in fiscal years 2027 through 2030, respectively. The MTA's financial plan assumes an increase in the City contribution to 80% beginning in City fiscal year 2028. The City continues to monitor anticipated paratransit costs for future years.

Judgments and Claims

In the fiscal year ended on June 30, 2025, the City expended \$1.4 billion for judgments and claims. Such expenses reflect, in part, payments made relating to a class action lawsuit against the Board of Education. For further information on this litigation, see "SECTION X: OTHER INFORMATION—Litigation." The Financial Plan includes provisions for judgments and claims of \$1.27 billion, \$1.15 billion, \$1.07 billion, \$980.6 million and \$997.7 million for the 2026 through 2030 fiscal years, respectively. These projections incorporate a substantial amount of claims costs attributed to NYCHH, estimated to be \$140 million in each year of the Financial Plan, for which NYCHH reimburses the City unless otherwise forgiven by the City, which was the case in fiscal years 2013 and 2016. The City is a party to numerous lawsuits and is the subject of numerous claims and investigations. The City has estimated that its potential future liability on account of outstanding claims against it amounted to approximately \$8.9 billion as of June 30, 2025. This estimate was made by categorizing the various claims and applying a statistical model, based primarily on actual settlements by type of claim during the preceding ten fiscal years, and by supplementing the estimated liability with information supplied by the City's Corporation Counsel. For further information regarding certain of these claims, see "SECTION X: OTHER INFORMATION—Litigation."

In addition to the above claims, numerous real estate tax *certiorari* proceedings involving allegations of inequality of assessment, illegality and overvaluation are currently pending against the City. Based on historical settlement activity, and including an estimated premium for inequality of assessment, the City estimates its potential future liability for outstanding *certiorari* proceedings to be \$1.80 billion and \$1.61 billion for the fiscal years ended June 30, 2025 and June 30, 2024, respectively, as reported in the City's Financial Statements. Provision has been made in the Financial Plan for estimated refunds of \$500 million in each of fiscal years 2026 and 2027 and \$602 million in each of fiscal years 2028 through 2030, respectively. For further information concerning these claims, certain remedial legislation related thereto and the City's estimates of potential liability, see "SECTION X: OTHER INFORMATION—

3. GENERAL OBLIGATION, LEASE AND TFA DEBT SERVICE

Debt service estimates for fiscal years 2026 through 2030 include debt service on outstanding general obligation bonds and conduit debt, the funding requirements associated with outstanding TFA Future Tax Secured Bonds, and estimates of debt service costs of, or funding requirements associated with, future general obligation, conduit and TFA Future Tax Secured debt issuances based on projected future market conditions. Such debt service estimates also include estimated payments pursuant to interest rate exchange agreements but do not reflect receipts pursuant to such agreements.

The New York City Transitional Finance Authority Act, as amended, permits TFA to have \$30.5 billion of Future Tax Secured Bonds outstanding as of July 1, 2025, and also permits TFA to issue additional Future Tax Secured Bonds provided that the amount of such additional bonds, together with the amount of indebtedness contracted by the City, does not exceed the debt limit of the City.

The City currently expects to continue to finance approximately half of its capital program through the TFA, exclusive of Department of Environmental Protection capital budget items financed by the Water Authority.

The Financial Plan reflects general obligation debt service of \$4.51 billion, \$4.93 billion, \$5.51 billion, \$6.09 billion and \$6.37 billion in fiscal years 2026 through 2030, respectively, conduit debt service of \$83 million, \$108 million, \$103 million, \$112 million and \$95 million in fiscal years 2026 through 2030, respectively, and TFA debt service of \$3.71 billion, \$4.29 billion, \$4.90 billion, \$5.46 billion and \$6.03 billion in fiscal years 2026 through 2030, respectively, in each case prior to giving effect to prepayments. Such debt service requirements are projected to be below 15% of projected City tax revenues for each year of the Financial Plan.

Certain Reports

On June 9, 2026, the City Comptroller released “Comments on New York City’s Executive Budget For Fiscal Year 2027 and Financial Plan for Fiscal Years 2026-30.” The City Comptroller views the reversal of the previously proposed property tax increase and the drawdowns of long-time reserves as positive outcomes included in the May Financial Plan. However, the May Financial Plan introduces \$5.07 billion in additional short-term and one-time measures to balance the budget in fiscal years 2026 and 2027. The single largest component of these one-time measures is the reduction in pension contributions from a planned re-amortization of the unfunded accrued liability of four of the City’s five pension funds. This reduces the City’s operating costs by \$2.30 billion in fiscal years 2026 and 2027 and by additional amounts through fiscal year 2032, at the cost of increased contributions in fiscal years 2033 through 2037. The total of one-time and short-term resources used to balance fiscal years 2026 and 2027 totals \$6.07 billion and such actions will not be available in fiscal years 2027 and 2028. The May Financial Plan assumes the success of several of budgeted revenue and savings actions that still require approval or lack sufficient detail to be deemed fully achievable. The City Comptroller projects gaps of \$1.65 billion and \$8.76 billion in fiscal years 2027 and 2028, respectively, even assuming all planned savings and revenue initiatives are achieved. While the City Comptroller assumes the City will be able to close its budget gap this year through a variety of one-time measures, increased support from the State, and short-term pension savings, these actions will not help fill next year’s gap. Addressing the City’s underlying structural imbalance while strengthening reserves will be imperative to maintaining fiscal stability in the years ahead.

The City Comptroller projects positive net re-estimates of \$222 million in fiscal year 2026 and \$625 million in 2030 and negative net re-estimates of \$1.65 billion, \$1.68 billion, \$409 million in fiscal years 2027 through 2029, respectively. When added to the results projected in the May Financial Plan, there is a projected surplus of \$222 million in fiscal year 2026 and budget gaps are projected to be \$1.65 billion, \$8.76 billion, \$9.49 billion and \$9.13 billion in fiscal years 2027 through 2030, respectively.

The City Comptroller’s baseline net revenue projections are higher than the May Financial Plan projections by \$363 million in fiscal year 2026, and \$1.03 billion and \$2.15 billion in fiscal years 2029 and 2030, respectively, and

lower by \$702 million and \$433 million in fiscal years 2027 and 2028, respectively. The report projects that: (i) property tax revenues will be lower by \$40 million and \$207 million in fiscal years 2026 and 2027, respectively, and higher by \$224 million, \$455 million, and \$705 million in fiscal years 2028 through 2030, respectively; (ii) personal income tax revenues will be higher by \$43 million and \$27 million in fiscal years 2026 and 2027, respectively, and \$156 million and \$696 million in fiscal years 2029 and 2030, respectively, and lower by \$339 million in 2028; (iii) business tax revenues will be higher by \$164 million in fiscal year 2026, and \$461 million and \$515 million in fiscal years 2029 and 2030, respectively, and lower by \$416 million and \$152 million in fiscal years 2027 and 2028, respectively; (iv) sales tax revenues will be higher by \$48 million in fiscal year 2026 and \$139 million in fiscal year 2030 and lower by \$13 million, \$53 million and \$7 million in fiscal years 2027 through 2029, respectively; (v) real estate transaction-related tax revenues will be higher by \$49 million and \$39 million in fiscal years 2026 and 2027, respectively, and \$122 million in fiscal year 2030, and lower by \$53 million and \$7 million in fiscal years 2028 and 2029, respectively; (vi) tax audit and all other tax revenue will be higher by \$63 million, \$15 million, \$81 million, \$104 million and \$16 million in fiscal years 2026 through 2030, respectively; (vii) non-tax revenues will be higher by \$36 million, \$14 million, \$19 million, \$29 million and \$20 million in fiscal years 2026 through 2030, respectively; and (viii) unrestricted state revenues will be lower by \$161 million in each of fiscal years 2027 through 2030, respectively.

The City Comptroller's net expenditure projections are higher by \$142 million, \$952 million, \$1.25 billion, \$1.44 billion and \$1.53 billion in fiscal years 2026 through 2030, respectively, as a result of: (i) additional overtime expenditures of \$135 million, \$562 million, \$450 million in fiscal years 2026 through 2028, respectively, and \$430 million in each of fiscal years 2029 and 2030; (ii) higher costs of contributions to the MTA of \$144 million, \$86 million, \$96 million, \$72 million and \$82 million in fiscal years 2026 through 2030, respectively; (iii) higher expenditures for DOE custodial costs of \$100 million in each of fiscal years 2027 through 2030; (iv) lower expenditures for temporary and professional services of \$185 million in fiscal year 2026, and higher expenditures of \$55 million and \$95 million in fiscal years 2027 and 2030, respectively, and \$90 million in each of fiscal years 2028 and 2029; (v) higher asylum seeker expenses of \$88 million in fiscal year 2026, and \$238 million and \$31 million in fiscal years 2028 and 2029, respectively, and lower expenditures of \$139 million and \$117 million in fiscal years 2027 and 2030, respectively; (vi) lower expenditures due to prior-year payable adjustments of \$400 million in each of fiscal years 2028 through 2030; (vii) higher expenditures for child care vouchers of \$128 million in fiscal year 2026, \$476 million in fiscal year 2028 and \$506 million in each of fiscal years 2029 and 2030; (viii) higher expenditures for the City's early childhood education and universal education for two-year olds of \$425 million in each of fiscal years 2029 and 2030; (ix) higher expenditures for Supplemental Nutrition Assistance Program ("SNAP") due to federal funding cuts of \$75 million in fiscal year 2027 and \$100 million for each of fiscal years 2028 through 2030; (x) higher expenditures for pension reform and benefit enhancements of \$60 million, \$73 million, \$84 million and \$98 million in fiscal years 2027 through 2030, respectively; (xi) lower expenditures for salary accrual and fringe costs of \$675 million in fiscal year 2026; and (xii) higher expenditures for unsalaried and additional wages costs of \$635 million in fiscal year 2026; (xiii) higher expenditures for class size reductions of \$25 million and \$27 million in fiscal years 2027 and 2028, respectively, and \$208 million in fiscal year 2030.

The City Comptroller expects to release a report on the Financial Plan in mid-August.

In June 2026, the OSDC released "Review of the Financial Plan of the City of New York," commenting on the May Financial Plan. According to OSDC, the release of the City's \$124.7 billion fiscal year 2027 budget continued the City's recent effort to deal with spending challenges and identifies recurring solutions to manage the challenges. With the removal of the proposed property tax increase the City reconstructed its effort to close its fiscal year 2027 budget gap with the limited use of new and increased taxes. The City partly addressed lower projected revenues by trying to slow planned spending growth and obtain additional State aid. However, OSDC notes that even with these changes, the City is also relying on a number of one-time actions that will postpone but not allow it to avoid needed structural changes to the budget. The City's one-time actions include a \$1.2 billion write-down of a prior year labor reserve in fiscal year 2026 that was used to help fund a \$900 million increase in prepayments for fiscal year 2027 and the re-amortization of its unfunded pension liability for four of its five pension systems providing a savings of \$1.8 billion in fiscal year 2027 and similar recurring savings through fiscal year 2032, before increasing related expenditures beginning in fiscal year 2033. OSDC states that the City must balance and refocus on direct and transparent ways to manage spending, optimize revenue generation without hurting the City's economy, and ultimately, generate more in resources than it is spending to build reserves. OSDC suggests that the City should build up budgetary buffers including the rainy day fund. OSDC states a key way to accomplish this goal would be to

formalize and publish policies on generating funds to go into reserves each year depending on the City's fiscal performance and set guidelines for the use of these funds.

The OSDC report identifies a positive offset of \$45 million in fiscal year 2026 and net risks to the May Financial Plan of \$1.74 billion, \$2.46 billion, \$1.84 billion and \$1.04 billion in fiscal years 2027 through 2030, respectively. Combined with the results projected in the May Financial Plan, OSDC estimated potential budget excess of \$45 million for fiscal year 2026 and gaps of \$1.74 billion, \$9.53 billion, \$10.92 billion and \$10.79 billion in fiscal years 2027 through 2030, respectively.

The specific risks to the May Financial Plan noted in the OSDC report include: (i) decreased costs from variable rate debt service savings of \$75 million in fiscal year 2027; (ii) decreased costs from debt refunding of \$35 million in fiscal years 2027 through 2030, respectively; (iii) increased costs of operating subsidies to the MTA of \$113 million in fiscal year 2026 and \$205 million, \$206 million and \$220 million in each of fiscal years 2028 through 2030, respectively; (iv) a decrease in expenditures due to State actions on pensions of \$8 million in fiscal year 2026 and increased expenditures of \$60 million, \$72 million, \$85 million and \$99 million in fiscal years 2027 through 2030, respectively; (v) a decrease in expenditures for school aid of \$75 million for each of fiscal years 2027 through 2030, respectively; (vi) a decrease of state subway overtime expenditures of \$77 million in fiscal year 2026; (vii) increased overtime costs of \$213 million, \$740 million, \$745 million, \$746 million and \$757 million, in fiscal years 2026 through 2030, respectively; (viii) increased expenditures related to the Administration of Children Services child care services of \$114 million in fiscal year 2027 and \$280 million in each of fiscal years 2028 through 2030, respectively; (ix) increased expenditures for special education due process cases of \$30 million, \$111 million, \$242 million and \$372 million in fiscal years 2027 through 2030, respectively; (x) increased expenditures for DOE school cleaning of \$100 million in each of fiscal years 2027 through 2030, respectively; (xi) increased expenditures for DOE unsalaried wages of \$522 million in fiscal year 2026; (xii) a decrease in DOE fringe benefit expenditures of \$322 million in fiscal year 2026; (xiii) increased expenditures to fund the SNAP of \$81 million in fiscal year 2027 and \$109 million in each of fiscal years 2028 through 2030; (xiv) increased expenditures for the unbudgeted recurring costs related to universal education for two-year olds of \$425 million in each of fiscal years 2029 and 2030; (xv) increased expenditures for public assistance of \$50 million in each of fiscal years 2027 through 2030, respectively; (xvi) increased expenditures for non-asylum shelter of \$43 million, \$70 million and \$102 million in fiscal years 2028 through 2030, respectively; (xvii) increased expenditures for the City's homelessness and eviction prevention supplements of \$61 million, \$112 million and \$160 million for fiscal years 2028 through 2030, respectively; (xviii) increased expenditures for residual services for asylum seekers of \$149 million in fiscal year 2026 and \$457 million in fiscal year 2028, \$358 million in each of fiscal years 2029 and 2030, and a decrease in expenditures of \$14 million in fiscal year 2027; (xix) a decrease of full time payroll costs of \$200 million in fiscal year 2026; (xx) lower unidentified savings initiatives of \$179 million, \$124 million and \$89 million in fiscal years 2028 through 2030, respectively; (xxi) increased expenditures for the City's homelessness and eviction prevention supplements of \$235 million in each of fiscal years 2027 through 2030, due to cost containment initiatives; (xxii) increased expenditures for shelter of \$284 million, \$23 million, \$51 million, and \$74 million in fiscal years 2027 through 2030, respectively, due to cost containment initiatives; (xxiii) increased expenditures for special education due process cases of \$149 million in each of fiscal years 2027 through 2030, due to cost containment initiatives; and (xxiv) increased expenditures for student transportation efficiencies of \$28 million for fiscal year 2027 and \$56 million in each of fiscal years 2028 through 2030.

The OSDC report also identified (i) increased tax revenues of \$435 million for fiscal year 2026 and \$370 million, \$1.51 billion and \$2.54 billion in fiscal years 2028 through 2030, respectively, and decreased tax revenues of \$7 million in fiscal year 2027; (ii) increases in miscellaneous revenue of \$100 million in each of fiscal years 2027 through 2030; and (iii) decreases in unrestricted State aid of \$161 million in each of fiscal years 2027 through 2030.

OSDC expects to release a report on the Financial Plan on August 12, 2026.

On June 11, 2026, the Control Board released its staff report, "FY 2027 Executive Budget and Financial Plan" commenting on the May Financial Plan and the Mayor's proposed budget for fiscal year 2027. The report notes that the City's economy continues to expand, though growth has become uneven across sectors amid slowing labor market conditions, softening tourism activity, and persistent inflationary pressures. However, wages, transit activity, and commercial real estate conditions continue to show areas of stabilization and improvement. Broader uncertainty, including geopolitical volatility, travel demand, and global business sentiment, adds to the uncertainty surrounding the financial outlook. The city recorded a decline in employment during the first four months of 2026, representing

the first sustained employment decline since the post-pandemic recovery period. However, wage growth strengthened meaningfully, outpacing inflation and supporting modest gains in real purchasing power after several years of erosion. The finance sector registered only modest job gains, however, pretax profits of New York Stock Exchange member firms increased by 37% since last year to \$21.1 billion in the first quarter of 2026, the strongest first quarter since records became available in 1986. Public transit usage and the commercial real estate market continue to improve. Subway ridership in the first quarter of 2026 rose by 2.3% compared to last year. Manhattan's office vacancy rate declined from 21.1% in the fourth quarter of 2025 and to 19.9% in the first quarter of 2026, marking the seventh consecutive quarterly improvement. Tourism has softened in recent months as passenger traffic at the major airports declined 3.5% in early 2026. The Control Board states that slower national growth, persistent inflationary pressures and elevated geopolitical uncertainty contribute to a more uncertain outlook for the local economy.

The Control Board report identified net total risks to the May Financial Plan of \$270 million, \$1.75 billion, \$1.03 billion, \$165 million in fiscal years 2026 through 2029, respectively, and an offset of \$239 million in fiscal year 2030, resulting in projected budget gaps of \$270 million, \$1.75 billion, \$8.10 billion, \$9.24 billion and \$9.51 billion in fiscal years 2026 through 2030, respectively. Such net risks result from: (i) increased paratransit expenditures of \$39 million, \$43 million, \$33 million, \$27 million and \$32 million in fiscal years 2026 through 2030, respectively, resulting from decreased reimbursements for paratransit services; (ii) increased expenditures for MTA Bus payments of \$113 million, \$210 million, \$40 million, \$41 million and \$42 million in fiscal years 2026 through 2030, respectively; (iii) increases in uniformed services overtime expenses of \$110 million, \$714 million, \$724 million, \$715 million, and \$734 million in fiscal years 2026 through 2030, respectively; (iv) increased expenditures for Emergency Medical Services revenue shortfalls of \$80 million, \$71 million, \$61 million and \$51 million in fiscal years 2027 through 2030, respectively; and (v) increased expenditures for universal education for two-year olds of \$425 million in each of fiscal years 2029 and 2030.

The report also identifies (i) decreases in property tax revenues of \$84 million and \$175 million in fiscal years 2026 and 2027, respectively, and increases in property tax revenues of \$242 million, \$633 million and \$913 million in fiscal years 2028 through 2030, respectively; (ii) decreases in non-property tax revenues of \$531 million and \$400 million in fiscal years 2027 and 2028, respectively, and increases of \$76 million, \$471 million, and \$610 million in fiscal years 2026, 2029 and 2030, respectively.

The Control Board expects to release a report on the Financial Plan on August 6, 2026.

Long-Term Capital Program

The City makes substantial capital expenditures to reconstruct, rehabilitate and expand the City's infrastructure and physical assets, including City mass transit facilities, water and sewer facilities, streets, bridges and tunnels, and to make capital investments that will improve productivity in City operations.

The City utilizes a three-tiered capital planning process consisting of the Ten-Year Capital Strategy, the four-year capital plan and the current-year Capital Budget. The Ten-Year Capital Strategy, which is published once every two years in conjunction with the Executive Budget as required by the City Charter, is a long-term planning tool designed to reflect fundamental allocation choices and basic policy objectives. The four-year capital plan, which is updated three times a year, as required by the City Charter, translates mid-range policy goals into specific projects. The Capital Budget defines for each fiscal year specific projects and the timing of their initiation, design, construction and completion. On May 12, 2026 the City released the capital commitment plan for fiscal years 2026 through 2030 (the "2026-2030 Capital Commitment Plan"), which includes the four-year capital plan for fiscal years 2027 through 2030.

City-funded commitments, which were \$344 million in fiscal year 1979, are projected to reach \$20.6 billion in fiscal year 2026. City-funded expenditures are forecast at \$17.8 billion in fiscal year 2026; total expenditures are forecast at \$18.8 billion in fiscal year 2026. For additional information concerning the City's capital expenditures and the Ten-Year Capital Strategy covering fiscal years 2026 through 2035, see "SECTION V: CITY SERVICES AND EXPENDITURES—Capital Expenditures."

See "INTRODUCTORY STATEMENT" and "SECTION VIII: INDEBTEDNESS—Indebtedness of the City and Certain Other Entities—*Limitations on the City's Authority to Contract Indebtedness.*"

The following table sets forth the major areas of capital commitment projected in the 2026-2030 Capital Commitment Plan.

	2026-2030 CAPITAL COMMITMENT PLAN											
	2026		2027		2028		2029		2030		TOTALS	
	City Funds	All Funds	City Funds	All Funds	City Funds	All Funds	City Funds	All Funds	City Funds	All Funds	City Funds	All Funds
Mass Transit ⁽¹⁾	\$ 453	\$ 497	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 405	\$ 405	\$2,058	\$ 2,102
Roadway, Bridges	1,810	2,021	1,527	1,903	1,858	2,016	1,686	1,944	4,374	4,606	11,256	12,489
Environmental Protection ⁽²⁾	4,142	4,479	5,002	5,077	3,315	3,353	4,313	4,349	3,061	3,061	19,833	20,319
Education	4,950	5,053	4,643	4,794	4,200	4,200	4,500	4,500	1,289	1,289	19,582	19,836
Housing	4,796	4,836	4,890	4,930	4,513	4,553	2,487	2,527	2,266	2,306	18,952	19,152
Sanitation	426	443	204	211	229	229	348	348	307	307	1,514	1,538
City Operations/Facilities	9,303	10,356	10,314	11,101	7,190	7,354	4,962	5,003	4,337	4,351	36,106	38,165
Economic Development	764	897	779	918	596	653	480	553	480	517	3,099	3,538
Subtotal Commitments	26,644	28,583	27,759	29,334	22,300	22,756	19,176	19,623	16,520	16,843	112,400	117,140
Reserve For Unattained Commitments	(6,075)	(6,075)	(4,016)	(4,016)	(1,245)	(1,245)	658	658	1,160	1,160	(9,519)	(9,519)
Total Commitments ⁽³⁾	<u>\$20,569</u>	<u>\$22,508</u>	<u>\$23,743</u>	<u>\$25,318</u>	<u>\$21,055</u>	<u>\$21,511</u>	<u>\$19,834</u>	<u>\$20,281</u>	<u>\$17,680</u>	<u>\$18,003</u>	<u>\$102,881</u>	<u>\$107,621</u>
Total Expenditures ⁽⁴⁾	<u>\$17,787</u>	<u>\$18,826</u>	<u>\$19,337</u>	<u>\$20,532</u>	<u>\$20,521</u>	<u>\$21,582</u>	<u>\$19,472</u>	<u>\$20,568</u>	<u>\$18,865</u>	<u>\$19,843</u>	<u>\$95,982</u>	<u>\$101,351</u>

Note: Individual items may not add to totals due to rounding.

⁽¹⁾ Excludes NYCT's non-City portion of the MTA capital program.

⁽²⁾ Includes water supply, water mains, water pollution control, sewer projects and related equipment.

⁽³⁾ Commitments represent contracts registered with the City Comptroller, except for certain projects which are undertaken jointly by the City and State.

⁽⁴⁾ Expenditures represent cash payments and appropriations planned to be expended for capital costs, excluding amounts for original issue discount.

Currently, if all City capital projects were implemented, expenditures would exceed the City's financing projections in the current fiscal year and subsequent years. The City has therefore established capital budgeting priorities to maintain capital expenditures within the available long-term financing. Due to the size and complexity of the City's capital program, it is difficult to forecast precisely the timing of capital project activity and therefore actual capital expenditures may vary from the planned annual amounts.

The Ten-Year Capital Strategy reflects approximately \$1.7 billion for reconstruction work on the Brooklyn Queens Expressway, including the Triple Cantilever. The ultimate cost and scope of such reconstruction will be determined through a community-driven design process and are uncertain at this time, but costs could be significantly higher than currently provided in the City's capital plan. The Ten-Year Capital Strategy reflects \$11.4 billion to design and construct new jail facilities, the ultimate cost of which is expected to be \$16.1 billion.

The City's Department of Housing Preservation and Development ("HPD") promotes the quality and affordability of the City's housing and the strength and diversity of its many neighborhoods. The HPD capital plan outlines key initiatives to achieve the City's goal of providing access to affordable, high-quality housing for all New Yorkers. The Ten-Year Capital Strategy includes \$21.1 billion to support the goals of the plan.

In October 2025, the City issued an Asset Information Management System Report (the "AIMS Report"), which is its annual assessment of the asset condition and a proposed maintenance schedule for its assets and asset systems which have a replacement cost of \$10 million or more and a useful life of at least ten years, as required by the City Charter. This report does not reflect any policy considerations which could affect the appropriate amount of investment, such as whether there is a continuing need for a particular facility or whether there have been changes in the use of a facility. The AIMS Report estimated that \$22.66 billion in capital investment would be needed for fiscal years 2027 through 2030 to bring the assets to a state of good repair. The report also estimated that \$865 million, \$287 million, \$390 million and \$327 million should be spent on maintenance in fiscal years 2027 through 2030, respectively.

The recommended capital investment for each inventoried asset is not readily comparable to the capital spending allocated by the City in the 2026-2030 Capital Commitment Plan and the Ten-Year Capital Strategy. Only a portion of the funding set forth in the 2026-2030 Capital Commitment Plan is allocated to specifically identified assets, and funding in the subsequent years of the Ten-Year Capital Strategy is even less identifiable with individual assets. Therefore, there is a substantial difference between the amount of investment recommended in the report for all inventoried City assets and amounts allocated to the specifically identified inventoried assets in the 2026-2030 Capital Commitment Plan. The City also issues an annual report (the “Reconciliation Report”) that compares the recommended capital investment with the capital spending allocated by the City in the four-year capital plan to the specifically identified inventoried assets.

The most recent Reconciliation Report, issued in June 2025, concluded that the capital investment in the four-year executive budget for fiscal years 2026 through 2029, released on June 16, 2025, for the specifically identified inventoried assets, funded 45% of the total investment recommended in the preceding AIMS Report issued in October 2024. Capital investment allocated in the Ten-Year Capital Strategy funded an additional portion of the recommended investment. In the same Reconciliation Report, OMB estimated that 46% of the expense maintenance levels recommended were included in the financial plan.

Financing Program

The following table sets forth the amount of bonds issued and expected to be issued during the 2026 through 2030 fiscal years (as set forth in the Financial Plan) to implement the 2026-2030 Capital Commitment Plan. See “SECTION VIII: INDEBTEDNESS—Indebtedness of the City and Certain Other Entities.” From time to time, the City and its related issuers also issue bonds to refinance existing debt for economic savings. Such refunding bonds are not included in the following table.

2026-2030 FINANCING PROGRAM

	2026	2027	2028	2029	2030	Total
	(In Millions)					
City General Obligation Bonds	\$ 8,530	\$ 8,950	\$ 8,560	\$ 8,030	\$ 7,770	\$ 41,840
TFA Future Tax Secured Bonds	6,800	7,100	8,560	8,030	7,770	38,260
Water Authority Bonds	2,320	3,025	3,175	3,129	3,066	14,715
Total	<u>\$ 17,650</u>	<u>\$ 19,075</u>	<u>\$ 20,295</u>	<u>\$ 19,189</u>	<u>\$ 18,606</u>	<u>\$ 94,815</u>

Note: Totals may not add due to rounding.

The City’s financing program includes the issuance of water and sewer revenue bonds by the Water Authority which is authorized to issue bonds to finance capital investment in the City’s water and sewer system. Pursuant to State law, debt service on Water Authority indebtedness is secured by water and sewer fees paid by users of the water and sewer system. Such fees are revenues of the Water Board, which has a leasehold interest in the City’s water and sewer system. After providing for debt service on obligations of the Water Authority and certain incidental costs, revenues of the Water Board are paid to the City to cover the City’s costs of operating the water and sewer system and as rental for the system. In fiscal years 2019, 2022 and 2023, the City did not request the rental payment due to the City from the Water Board. In fiscal years 2020 and 2021, on account of the outbreak of COVID-19, the City requested rental payments of \$128 million and \$137 million, respectively. In fiscal years 2024 and 2025, the City requested rental payments from the Water Board in the amount of \$145 million and \$289 million, respectively. The Financial Plan reflects rental payment requests of \$282 million in fiscal year 2026, \$304 million in fiscal year 2027, \$316 million in fiscal year 2028, \$351 million in fiscal year 2029 and \$394 million in fiscal year 2030. The City’s Ten-Year Capital Strategy applicable to the City’s water and sewer system covering fiscal years 2026 through 2035 projects City-funded water and sewer investment (which is expected to be financed with proceeds of Water Authority debt) at approximately \$32.8 billion. The 2026-2030 Capital Commitment Plan reflects total anticipated City-funded water and sewer commitments of \$19.6 billion which are expected to be financed with the proceeds of Water Authority debt.

The TFA is authorized to have outstanding \$30.5 billion of Future Tax Secured Bonds as of July 1, 2025. The TFA may have outstanding Future Tax Secured Bonds in excess of \$30.5 billion provided that the amount of the

Future Tax Secured Bonds, together with the amount of indebtedness contracted by the City, do not exceed the debt limit of the City. Future Tax Secured Bonds are issued for general City capital purposes and are secured by the City's personal income tax revenues and, to the extent such revenues do not satisfy specified debt ratios, sales tax revenues.

In addition, the TFA is authorized to have outstanding \$9.4 billion of Building Aid Revenue Bonds to pay for a portion of the City's five-year educational facilities capital plan. Building Aid Revenue Bonds are secured by State building aid, which the Mayor has assigned to the TFA.

Implementation of the financing program is dependent upon the ability of the City and other financing entities to market their securities successfully in the public credit markets which will be subject to prevailing market conditions at the times of sale. No assurance can be given that the credit markets will absorb the projected amounts of public bond sales. A significant portion of bond financing is used to reimburse the City's General Fund for capital expenditures already incurred. If the City and such other entities are unable to sell such amounts of bonds, it would have an adverse effect on the City's cash position. In addition, the need of the City to fund future debt service costs from current operations may also limit the City's capital program. The Ten-Year Capital Strategy for fiscal years 2026 through 2035 totals \$173.4 billion, of which approximately 97.4% is to be financed with funds borrowed by the City and such other entities. See "INTRODUCTORY STATEMENT" and "SECTION VIII: INDEBTEDNESS—Indebtedness of the City and Certain Other Entities—*Limitations on the City's Authority to Contract Indebtedness.*" Congressional developments affecting federal taxation generally could reduce the market value of tax-favored investments and increase the debt-service costs of carrying out the major portion of the City's capital plan which is currently eligible for tax-exempt financing.

Interest Rate Exchange Agreements

In an effort to manage its borrowing costs over the life of its bonds, the City began entering into interest rate exchange agreements commencing in fiscal year 2003. For a description of such agreements, see "Appendix B—Annual Comprehensive Financial Report—Notes to Financial Statements—Note A.12." As of June 30, 2026, the notional amount of the City's interest rate exchange agreement was \$11,550,000 and the total marked-to-market value of such agreement was (\$143,014). On March 5, 2021, ICE Benchmark Administration Limited and the Financial Conduct Authority announced that the LIBOR cessation date for most USD LIBOR tenors, including one-month LIBOR, would be June 30, 2023. On July 1, 2023, the City's interest rate exchange agreement converted from a LIBOR-based percentage to a SOFR-based percentage.

In addition, in connection with its Courts Facilities Lease Revenue Bonds (The City of New York Issue) Series 2005A and B, the Dormitory Authority of the State of New York ("DASNY") entered into interest rate exchange agreements with Goldman Sachs Mitsui Marine Derivative Products, L.P. and JPMorgan Chase Bank, National Association. The City is obligated, subject to appropriation, to make lease payments to DASNY reflecting DASNY's obligations under these interest rate exchange agreements. Under such agreements, as amended to have them adhere to the provisions of the IBOR Fallbacks Protocol, with a notional amount of \$125,500,000, an effective date of June 15, 2005, and a termination date of May 15, 2039, DASNY pays a fixed rate of 3.017% and receives payments based on a SOFR-based percentage. As of June 30, 2026, the total marked-to-market value of the DASNY agreements was (\$3,937,713).

Seasonal Financing Requirements

The City since 1981 has fully satisfied its seasonal financing needs, when necessary, in the public credit markets, repaying all short-term obligations within their fiscal year of issuance. The City has not issued short-term obligations to finance projected cash flow needs since fiscal year 2004. The City regularly reviews its cash position and the need for short-term borrowing. The Financial Plan does not reflect the issuance of short-term obligations.

SECTION VIII: INDEBTEDNESS

Indebtedness of the City and Certain Other Entities

Outstanding City and PBC Indebtedness

The following table sets forth outstanding City and PBC indebtedness as of June 30, 2026. “City indebtedness” refers to general obligation debt of the City, net of reserves. “PBC indebtedness” refers to obligations of the City, net of reserves, to the following PBCs: the New York City Educational Construction Fund (“ECF”), and DASNY (for health facilities, court facilities and CUCF as described below). PBC indebtedness is not debt of the City. However, the City has entered into agreements to make payments, subject to appropriation, to PBCs to be used for debt service on certain obligations constituting PBC indebtedness. Neither City indebtedness nor PBC indebtedness includes outstanding debt of the TFA or TSASC, which are not obligations of, and are not paid by, the City; nor does such indebtedness include obligations of the Hudson Yards Infrastructure Corporation (“HYIC”), for which the City has agreed to pay, as needed and subject to appropriation, interest on but not principal of such obligations.

	(In Thousands)	
Gross City Long-Term Indebtedness.....	\$	52,738,206
Less: Assets Held for Debt Service ⁽¹⁾	-	
Net City Long-Term Indebtedness	\$	52,738,206
PBC Indebtedness.....		
Bonds Payable.....	232,910	
Capital Lease Obligations	422,055	
Gross PBC Indebtedness.....	654,965	
Less: Assets Held for Debt Service	(64,327)	
Net PBC Indebtedness		590,638
Combined Net City and PBC Indebtedness	\$	53,328,844

⁽¹⁾ Assets Held for Debt Service consists of General Debt Service Fund assets.

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Trend in Outstanding Net City and PBC Indebtedness

The following table shows the trend in the outstanding net City and PBC indebtedness as of June 30 of each of the fiscal years 2016 through 2026.

	City Indebtedness		PBC Indebtedness ⁽¹⁾	Total
	Long-Term	Short-Term		
	(In Millions)			
2016.....	\$ 36,147	—	\$ 1,236	\$ 37,383
2017.....	36,324	—	1,182	37,506
2018.....	36,725	—	1,155	37,880
2019.....	35,817	—	997	36,813
2020.....	37,515	—	935	38,450
2021.....	35,574	—	977	36,552
2022.....	35,527	—	866	36,393
2023.....	37,281	—	824	38,105
2024.....	39,747	—	757	40,504
2025.....	45,278	—	662	45,940
2026.....	52,738	—	591	53,329

⁽¹⁾ Includes obligations of New York State Urban Development Corporation through June 30, 2016.

Rapidity of Principal Retirement

The following table details, as of June 30, 2026, the cumulative percentage of total City indebtedness that is scheduled to be retired in accordance with its terms in each prospective five-year period.

Period	Cumulative Percentage of Debt Scheduled for Retirement
5 years	21.64%
10 years	41.86
15 years	59.58
20 years	76.23
25 years	90.12
30 years	100.00

City and PBC Debt Service Requirements

The following table summarizes future debt service requirements, as of June 30, 2026, on City and PBC indebtedness.

Fiscal Years	City Long-Term Debt		PBC		Total
	Principal	Interest	Indebtedness	Interest	
	(In Thousands)				
2027.....	\$ 2,309,951	\$ 2,464,347	\$ 61,830	31,162	\$ 4,867,290
2028.....	2,411,036	2,412,286	68,533	27,806	4,919,661
2029.....	2,402,516	2,305,342	70,545	24,256	4,802,659
2030 through 2147.....	45,614,703	27,536,469	454,058	142,754	73,747,984
Total.....	<u>\$ 52,738,206</u>	<u>\$ 34,718,444</u>	<u>\$ 654,965</u>	<u>\$ 225,978</u>	<u>\$ 88,337,593</u>

Certain Debt Ratios

The following table sets forth the approximate ratio of City net general obligation bonded debt to assessed taxable property value as of June 30 of each of the fiscal years 2016 through 2025.

Fiscal Year	City General Obligation Bonded Debt⁽¹⁾	Debt Service Restricted Cash⁽²⁾	City General Obligation Bonded Debt Net of Debt Service Restricted Cash	City Net General Obligation Bonded Debt as a Percentage of Assessed Taxable Value of Property⁽³⁾	Per Capita
	(In Millions)	(In Millions)	(In Millions)		
2016.....	\$ 38,073	\$ 1,970	\$ 36,103	16.59%	\$ 4,105
2017.....	37,891	1,775	36,116	15.40	4,097
2018.....	38,628	1,583	37,045	14.73	4,197
2019.....	37,519	1,922	35,597	13.30	4,034
2020.....	38,784	1,727	37,057	13.19	4,240
2021.....	38,574	1,277	37,297	12.80	4,407
2022.....	38,845	3,005	35,840	13.79	4,300
2023.....	40,093	3,332	36,761	12.94	4,452
2024.....	41,701	2,835	38,866	12.96	4,584
2025.....	46,721	1,457	45,264	14.37	5,339

Sources: Annual Report for the fiscal year ended June 30, 2025; New York City Comptroller's Office.

⁽¹⁾ General Obligation Bonded Debt is presented at par value and does not reflect GASB 44 reporting methodology netting premium and discount. See Notes to Financial Statements (Note D.5) "Changes in Long Term Liabilities".

⁽²⁾ Primarily comprised of restricted cash and investments held in the General Debt Service Fund.

⁽³⁾ Based on full valuations for each fiscal year derived from the application of the special equalization ratio reported by the State Office of Real Property Tax Services for such fiscal year.

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Indebtedness of the City and Related Issuers

The following table sets forth obligations of the City and other issuers as of June 30 of each of the fiscal years 2016 through 2025. General obligation bonds are debt of the City. Although IDA Stock Exchange bonds and PBC indebtedness are not debt of the City, the City has entered into agreements to make payments, subject to appropriation, to the respective issuers to be used for debt service on the indebtedness included in the following table. ECF bonds are also not debt of the City. ECF bonds are expected to be paid from revenues of ECF, provided, however, that if such revenues are insufficient, the City has agreed to make payments, subject to appropriation, to ECF for debt service on its bonds. Indebtedness of the TFA and TSASC does not constitute debt of, and is not paid by, the City.

(In Millions)							
Fiscal Year	General Obligation Bonds	ECF	TFA	TSASC	HYIC	Lease Obligations ⁽¹⁾	IDA Stock Exchange
2016	\$ 38,073	\$ 240	\$ 37,358	\$ 1,145	\$ 3,000	\$ 1,571	\$ 84
2017	37,891	236	40,696	1,089	2,751	1,549	80
2018	38,628	231	43,355	1,071	2,724	1,659	77
2019	37,519	218	46,624	1,053	2,724	1,553	62
2020	38,784	213	48,978	1,023	2,724	1,547	60
2021	38,574	302	49,975	993	2,677	1,599	57
2022	38,845	297	51,820	966	2,557	14,611	54
2023	40,093	290	53,505	938	2,519	13,539	52
2024	41,701	282	57,618	909	2,552	13,258	47
2025	46,721	258	63,013	879	2,521	12,608	42

Source: Annual Report for the fiscal year ended June 30, 2025.

⁽¹⁾ Lease Obligations includes approximately \$576 million and \$474 million for fiscal years 2024 and 2025, respectively, for leases with PBCs and approximately \$13 billion and \$12 billion for fiscal years 2024 and 2025, respectively, for leases for various city agencies in accordance with GASB 87, which the City implemented in the fiscal year ended June 30, 2022. The implementation of GASB 87 resulted in the re-characterization of certain contracts that meet GASB 87's definition of a lease as long-term liabilities. The total lease obligation comprises these re-characterized contracts and any contracts previously recorded as capital leases that continue to meet the definition of a lease under GASB 87.

As of June 30, 2026, approximately \$52.74 billion of City general obligation bonds were outstanding. For information regarding the City's variable rate bonds, see APPENDIX D hereto.

As of June 30, 2026, HYIC has outstanding approximately \$2.4 billion aggregate principal amount of bonds. In addition, HYIC has entered into a term loan facility with Bank of America, N.A. pursuant to which HYIC may draw up to an aggregate amount of \$380 million, approximately \$145.9 million of which has been drawn as of June 30, 2026. The term loan facility has a scheduled maturity of June 30, 2027. HYIC expects to issue bonds to repay such term loan facility or further extend the maturity date prior to the scheduled maturity. The bonds financed the extension of the Number 7 subway line and other public improvements in the Hudson Yards area, and the term loan will be used to finance any remaining costs of completion of the original project and the expansion of the park in the Hudson Yards area. HYIC's bonds and, on a subordinate basis, draws under the term loan facility are secured by and payable from payments in lieu of taxes and other revenues generated by development in the Hudson Yards area. To the extent payments in lieu of taxes and other HYIC revenues are insufficient to pay interest on the HYIC bonds or the term loan, the City has agreed to pay the amount of any shortfall in interest, subject to appropriation. The Financial Plan does not reflect the need for such interest support payments. The City has no obligation to pay the principal of such bonds or of such term loan.

Certain Provisions for the Payment of City Indebtedness

The State Constitution requires the City to make an annual appropriation for: (i) payment of interest on all City indebtedness; (ii) redemption or amortization of bonds; and (iii) redemption of short-term indebtedness issued in anticipation of the collection of taxes or other revenues, such as tax anticipation notes ("TANs") and revenue anticipation notes ("RANs") which (with permitted renewals thereof) are not retired within five years of the date of original issue. If this appropriation is not made, a sum sufficient for such purposes must be set apart from the first revenues thereafter received by the City and must be applied for these purposes.

The City's debt service appropriation would provide for the interest on, but not the principal of, short-term indebtedness, if any. If such principal were not provided for from the anticipated sources, it would be, like debt service on City bonds, a general obligation of the City.

Pursuant to the Financial Emergency Act, the General Debt Service Fund has been established for the purpose of paying Monthly Debt Service, as defined in the Act. In addition, as required under the Act, accounts have been established by the State Comptroller within the Fund to pay the principal of City TANs and RANs when outstanding. For the expiration date of the Financial Emergency Act, see "SECTION III: GOVERNMENT AND FINANCIAL CONTROLS—City Financial Management, Budgeting and Controls—*The Financial Plan, the Financial Emergency Act and the City Charter.*"

Limitations on the City's Authority to Contract Indebtedness

The Financial Emergency Act imposes various limitations on the issuance of City indebtedness. No TANs may be issued by the City which would cause the principal amount of such issue of TANs to exceed 90% of the "available tax levy," as defined in the Act, with respect to such issue; TANs and renewals thereof must mature not later than the last day of the fiscal year in which they were issued. No RANs may be issued by the City which would cause the principal amount of RANs outstanding to exceed 90% of the "available revenues," as defined in the Act, for that fiscal year; RANs must mature not later than the last day of the fiscal year in which they were issued; and in no event may renewals of RANs mature later than one year subsequent to the last day of the fiscal year in which such RANs were originally issued. No bond anticipation notes ("BANs") may be issued by the City in any fiscal year which would cause the principal amount of BANs outstanding, together with interest due or to become due thereon, to exceed 50% of the principal amount of bonds issued by the City in the twelve months immediately preceding the month in which such BANs are to be issued.

The State Constitution provides that, with certain exceptions, the City may not contract indebtedness, including contracts for capital projects to be paid with the proceeds of City bonds ("contracts for capital projects"), in an amount greater than 10% of the average full value of taxable real estate in the City for the most recent five years (the "general debt limit"). See "SECTION IV: SOURCES OF CITY REVENUES—Real Estate Tax—*Assessment.*" Certain indebtedness ("excluded debt") is excluded in ascertaining the City's authority to contract indebtedness within the constitutional limit. TANs, RANs and BANs, and long-term indebtedness issued for specified purposes are considered excluded debt. The City's authority for variable rate bonds is currently limited, with statutory exceptions, to 25% of the general debt limit. The State Constitution also provides that, subject to legislative implementation, the City may contract indebtedness for low-rent housing, nursing homes for persons of low income and urban renewal purposes in an amount not to exceed 2% of the average assessed valuation of the taxable real estate of the City for the most recent five years (the "2% debt limit"). Excluded from the 2% debt limit, after approval by the State Comptroller, is indebtedness for certain self-supporting programs aided by City guarantees or loans.

Water Authority and TSASC indebtedness and the City's commitments with other PBCs or related issuers are not chargeable against the City's constitutional debt limit. The TFA and TSASC were created to provide financing for the City's capital program. As of June 30, 2026, TSASC has approximately \$854 million of bonds outstanding that are payable from TSRs. As of July 1, 2025, the TFA is permitted to have outstanding \$30.5 billion of Future Tax Secured Bonds and the TFA may have outstanding Future Tax Secured Bonds in excess of \$30.5 billion, provided that the amount of such additional Future Tax Secured Bonds, together with the amount of indebtedness contracted by the City, do not exceed the debt limit of the City. Future Tax Secured Bonds are secured by the City's personal income tax revenues and sales tax revenues, if personal income tax revenues do not satisfy specified debt ratios. The TFA, as of June 30, 2026, has outstanding approximately \$60.3 billion of Future Tax Secured Bonds, without regard to sinking fund deposits for Qualified School Construction Bonds. The TFA is authorized to have outstanding \$9.4 billion of Building Aid Revenue Bonds, which are secured by State building aid and are not chargeable against the City's constitutional debt limit. For information on the TFA's debt-incurring capacity, see "SECTION VII: FINANCIAL PLAN—Assumptions—*Expenditure Assumptions*—3. GENERAL OBLIGATION, LEASE AND TFA DEBT SERVICE."

The following table sets forth the calculation of debt-incurring power as of June 30, 2026.

	As of June 30, 2026	
	(In Thousands)	
Total City Debt-Incurring Power under General Debt Limit.....		\$140,607,554
Gross Debt-Funded ⁽¹⁾	\$52,630,839	
Less: Excluded Debt.....	(78,512)	
	<u>52,552,327</u>	
Less: Appropriations for Payment of Principal	-	
	<u>52,552,327</u>	
Contracts and Other Liabilities, Net of Prior Financings Thereof.....	29,027,867	
Less: Total City Indebtedness.....		(81,580,194)
Less: TFA Debt Outstanding above \$30.5 billion		(29,502,450)
Debt-Incurring Power.....		<u>\$29,524,910</u>

Note: Numbers may not add due to rounding.

(1) Debt issued at an original issue discount is reflected at the discounted amount rather than the par amount.

Federal Bankruptcy Code

Under the Federal Bankruptcy Code, a petition may be filed in the federal bankruptcy court by a municipality which is insolvent or unable to meet its debts as they mature if authorized by its state law. The filing of such a petition would operate as a stay of any proceeding to enforce a claim against the City. Under such circumstances, the Federal Bankruptcy Code requires the municipality to file a plan for the adjustment of its debts, which may modify or alter the rights of creditors and may provide for the municipality to issue indebtedness, which could have priority over existing creditors and which could be secured. Any plan of adjustment confirmed by the court must be approved by the requisite majority of creditors. If confirmed by the bankruptcy court, the plan would be binding upon all creditors affected by it. Pursuant to authorization by the State, each of the City and the Control Board, acting on behalf of the City pursuant to the Financial Emergency Act, has the legal capacity to file a petition under the Federal Bankruptcy Code. For the expiration date of the Financial Emergency Act, see “SECTION III: GOVERNMENT AND FINANCIAL CONTROLS—City Financial Management, Budgeting and Controls—*The Financial Plan, the Financial Emergency Act and the City Charter.*”

Public Benefit Corporation Indebtedness

City Financial Commitments to PBCs

PBCs are corporate governmental agencies created by or under State law to finance and operate projects of a governmental nature or to provide governmental services. Generally, PBCs issue bonds and notes to finance construction of housing, hospitals, dormitories and other facilities and receive revenues from the collection of fees, charges or rentals for the use of their facilities, including subsidies and other payments from the governmental entity whose residents have benefited from the services and facilities provided by the PBC. These bonds and notes do not constitute debt of the City.

The City has undertaken various types of financial commitments with certain PBCs which, although they do not represent City indebtedness, have a similar budgetary effect. The principal forms of the City’s financial commitments with respect to PBC debt obligations are as follows:

1. *Capital Lease Obligations*—These are leases of facilities by the City or a Covered Organization, entered into with PBCs, under which the City has no liability beyond monies legally available for lease payments. State law generally provides, however, that in the event the City fails to make any required lease payment, the amount of such payment will be deducted from State aid otherwise payable to the City and will be paid to the PBC.

2. *Executed Leases*—These are leases pursuant to which the City is legally obligated to make the required rental payments.

3. *Capital Reserve Fund Arrangements*—Under these arrangements, State law requires the PBC to maintain a capital reserve fund in a specified minimum amount to be used solely for the payment of the PBC's obligations. State law further provides that in the event the capital reserve fund is depleted, State aid otherwise payable to the City may be paid to the PBC to restore such fund.

Certain PBCs are further described below.

New York City Educational Construction Fund

As of June 30, 2026, \$226.4 million principal amount of ECF bonds to finance costs related to the school portions of combined occupancy structures was outstanding. Under ECF's leases with the City, debt service on the ECF bonds is payable by the City to the extent third party revenues are not sufficient to pay such debt service.

Dormitory Authority of the State of New York

As of June 30, 2026, \$191.2 million principal amount of DASNY bonds issued to finance the design, construction and renovation of court facilities in the City, and \$230.7 million principal amount of DASNY bonds issued to finance the design, construction and renovation of health facilities in the City were outstanding. The court facilities and health facilities are leased to the City by DASNY, with lease payments made by the City in amounts sufficient to pay debt service on DASNY bonds and certain fees and expenses of DASNY.

City University Construction Fund

As of June 30, 2026, approximately \$6.4 million principal amount of DASNY bonds, relating to Community College facilities, subject to capital lease arrangements was outstanding. The City and the State are each responsible for approximately one-half of the CUCF's annual rental payments to DASNY for Community College facilities which are applied to the payment of debt service on the DASNY's bonds issued to finance the leased projects plus related overhead and administrative expenses of DASNY.

For further information regarding the particular PBCs included in the City's financial statements, see "APPENDIX B—ANNUAL COMPREHENSIVE FINANCIAL REPORT—Notes to Financial Statements—Note A."

SECTION IX: PENSION SYSTEMS AND OPEB

Pension Systems

The City maintains five actuarial pension systems, providing benefits for its employees and employees of various independent agencies (including certain Covered Organizations). Such systems consist of the New York City Employees' Retirement System ("NYCERS"), the Teachers' Retirement System of the City of New York ("TRS"), the New York City Board of Education Retirement System ("BERS"), the New York City Police Pension Fund ("PPF") and the New York City Fire Pension Fund ("FPF") (together, the New York City Retirement Systems, "NYCRS"). Members of these actuarial pension systems are categorized into tiers depending on date of membership. The systems combine features of defined benefit pension plans with those of defined contribution pension plans. Three of the five actuarial pension systems (NYCERS, TRS and BERS) are cost-sharing multiple employer systems that include public employees who are not City employees. Each public employer in these multiple employer systems has primary responsibility for funding and reporting in the employer's financial statements on its share of the systems' liabilities. Total membership in the City's five actuarial pension systems on June 30, 2026 consisted of 379,180 active employees, 418,905 retirees and beneficiaries receiving benefits and other vested members terminated but not receiving benefits, and 81,803 other inactive. Of the total membership of 879,888, City membership was 670,612. The City also contributes to three other pension systems, maintains a closed non-actuarial retirement program for certain retired individuals not covered by the five actuarial pension systems, provides other supplemental benefits to retirees and makes contributions to certain union annuity funds.

Each of the City's five actuarial pension systems is managed by a board of trustees which includes representatives of the City and the employees covered by such system. The City Comptroller is the custodian of, and has been delegated investment responsibilities for, the actuarial pension systems, subject to the policies established by the boards of trustees of the systems and State law. The City Actuary (the "Actuary"), an independent professional who is also the Chief Actuary of each of the five actuarial pension systems, determines annual employer contributions and prepares other actuarial analyses and reports that are used by the City for Financial Plan and financial reporting purposes, as further described below. The State Constitution provides that pension rights of public employees are contractual and shall not be diminished or impaired. Constitutional protection applies only to the basic pension benefits provided through each pension system's Qualified Pension Plan ("QPP") and does not extend to the Variable Supplements Funds ("VSFs") or Tax-Deferred Annuity Programs ("TDA Programs") that are also administered by some of the pension systems, as discussed below.

City Pension Contributions

The City has consistently made its full statutorily required pension contributions based on then-current actuarial valuations. For fiscal years 2024 and 2025, the City's pension contributions for the five actuarial pension systems, plus other pension expenditures, were approximately \$9.3 billion and \$10.0 billion, respectively, and were in addition to employee contributions. For fiscal years 2024 and 2025, 49% and 51% of the City pension contributions for such years, respectively, were attributable to the amortizations of Unfunded Accrued Liability ("UAL") described herein, see "*—Actuarial Assumptions and Methods*" below.

For the 2025 fiscal year, the City's total annual pension contribution expenditures, including pension costs not associated with the five actuarial pension systems, plus Social Security tax payments by the City for the year, were approximately 37% of total wage and salary costs. In addition, contributions are made by certain component units of the City and other government units directly to the three cost-sharing multiple employer actuarial pension systems on behalf of their participating employees and retirees.

Annual pension contributions for each system are determined by the Actuary using actuarial methods and assumptions that provide for orderly budgeting and planning, and that differ from the assumptions and methodologies used in financial reporting. The annual statutorily required pension contribution has four major cost components: (i) the service or normal cost, which is the cost of the future liability associated with pension benefits earned that year; (ii) scheduled amortization of the initial UAL established as of June 30, 2010 for PPF, scheduled amortization of outstanding UAL as of June 30, 2024 for NYCERS, TRS, BERS and FPF; (iii) amortization of positive or negative adjustments to UAL from factors such as net investment returns above or below the assumed rate of return, changes in or deviations from actuarial assumptions and methods, and changes in benefits; and (iv) administrative expenses.

Investment earnings reflect the impact of transfers within each pension system between the QPP and other employee benefit funds, including TDA Programs and VSFs, and within each QPP with regard to certain supplemental, voluntary member contribution accounts, as discussed below.

For further information on phasing in of changes in UAL, see “—*Actuarial Assumptions and Methods*” below. For further information on potential transfers within the pension systems, see “—*Fiduciary Fund Reporting*” below.

Each year, the Actuary provides each NYCERS with preliminary and final appropriation amounts equal to the statutorily required pension contribution for its respective QPP. For the NYCERS that are multiple employer plans, the Actuary also provides a schedule of allocations among the participating employers. Interest is charged on late payments, if any.

The following tables summarize the components of City pension contributions by system for fiscal years 2024, 2025 and 2026.

**New York City Retirement Systems
Components of Employer Contribution—City Share**

**Fiscal Year 2024
(\$ in Millions)**

	NYCERS⁽¹⁾	TRS⁽²⁾	BERS⁽³⁾	POLICE	FIRE
Entry age Normal Cost	\$ 887.0	\$ 1,391.5	\$ 163.0	\$ 1,445.0	\$ 615.1
Initial UAL Contribution	1,199.1	2,144.5	140.5	1,415.2	760.1
Subsequent UAL Contribution	(45.0)	(518.2)	(96.6)	(528.2)	89.8
Administrative Expenses	64.5	60.0	40.7	27.8	14.6
Interest on Late Employer Contributions	—	—	—	—	—
Total	<u>\$ 2,105.6</u>	<u>\$ 3,077.8</u>	<u>\$ 247.6</u>	<u>\$ 2,359.8</u>	<u>\$1,479.6</u>

**Fiscal Year 2025
(\$ in Millions)**

	NYCERS⁽¹⁾	TRS⁽²⁾	BERS⁽³⁾	POLICE	FIRE
Entry age Normal Cost	\$ 909.2	\$ 1,442.9	\$ 164.0	\$ 1,452.3	\$ 632.2
Initial UAL Contribution	1,235.0	2,208.8	144.7	1,457.7	782.9
Subsequent UAL Contribution	68.1	(328.7)	(96.9)	(469.5)	144.4
Administrative Expenses	64.4	59.7	42.0	34.7	14.9
Interest on Late Employer Contributions	—	—	—	—	—
Total	<u>\$ 2,276.7</u>	<u>\$ 3,382.7</u>	<u>\$ 253.8</u>	<u>\$ 2,475.2</u>	<u>\$1,574.4</u>

**Fiscal Year 2026
(\$ in Millions)**

	NYCERS⁽¹⁾	TRS⁽²⁾	BERS⁽³⁾	POLICE	FIRE
Entry age Normal Cost	\$ 919.9	\$ 1,510.6	\$ 162.1	\$ 1,476.4	\$ 635.1
Re-amortized UAL Contribution/Initial UAL Contribution	1,134.0	1,771.5	23.1	1,501.4	848.6
Subsequent UAL Contribution	—	—	—	(478.3)	—
Administrative Expenses	77.9	62.3	46.1	39.1	12.8
Interest on Late Employer Contributions	—	—	—	—	—
Total	<u>\$ 2,131.8</u>	<u>\$ 3,344.4</u>	<u>\$ 231.3</u>	<u>\$ 2,538.6</u>	<u>\$1,496.5</u>

Footnotes from previous page

Totals may not add due to rounding.

- (1) Includes New York City School Construction Authority, Transit Police, CUNY Community Colleges and New York City Off-Track Betting Corporation.
- (2) Includes CUNY Community Colleges. Does not reflect the credit for the Annuity Savings Accumulation Fund contribution paid by the DOE.
- (3) Includes New York City School Construction Authority and CUNY Community Colleges.

The Financial Plan reflects projected City pension contributions of \$9.819 billion, \$8.819 billion, \$9.610 billion, \$8.846 billion and \$7.962 billion for fiscal years 2026 through 2030, respectively. The projections in the Financial Plan are based on the valuation from the Actuary as of June 30, 2025. The pension contributions projected in the Financial Plan reflect changes to funding assumptions and methods implemented in 2021, known as the “Revised 2021 A&M”, as discussed below. These projections also incorporate the restructuring of the amortization schedule for the UAL for the four NYC pension systems other than the PPF, pursuant to recent legislation included in the State 2027 Budget, as well as the estimated fiscal impact of all legislation enacted to date. The Financial Plan also reflects projected City pension contributions which include partial costs for cases processed through June 30, 2025 pursuant to a class action brought against the New York City Board of Education. Costs for cases not yet processed have yet to be determined and are not reflected in the Financial Plan. For additional information see “SECTION X: OTHER INFORMATION—Litigation—*Miscellaneous 1.*”

The City Comptroller’s office reports investment returns using the time-weighted calculation methodology, which facilitates measurement of relative performance across systems. Using this methodology, aggregate returns on investment assets advised by the Comptroller’s office for fiscal years 2021 to 2025 were 25.58%, negative 8.7%, 8.0%, 10.0% and 10.3%, respectively. Returns are net of all investment manager fees. These returns varied by pension system. These reported returns refer only to those investment assets of the pension systems for which the City Comptroller’s office is the investment advisor. These investment assets exclude certain QPP funds advised outside the City Comptroller’s office and include pension system assets outside the QPPs. The returns do not reflect the impact of transfers within each pension system between the QPP and other employee benefit funds, such as TDAs and VSFs, or within each QPP with regard to certain supplemental, voluntary member contribution accounts. Such transfers can be material, and, as such, the earnings used by the Actuary in determining required City contributions may differ materially from the earnings implied by the investment-only rates of return above.

Actuarial Assumptions and Methods

This section describes the actuarial assumptions and methods used for determining the City’s pension contributions. As mentioned previously, these actuarial assumptions and methods may differ from those used for financial reporting, or for other pension system administrative purposes.

An actuarial valuation requires an initial set of information and assumptions about future events. Pursuant to the City Charter, studies of the actuarial assumptions used to value liabilities of the five actuarial pension systems are conducted by an independent actuarial firm every two years. Such studies assess the reasonableness of the Actuary’s calculations of the employer contributions and make recommendations about actuarial methods and assumptions. The Actuary may recommend changes to methods and assumptions based on these studies. Bolton, Inc., an independent actuarial firm, completed their final reports in June 2019. Partially as a result of this study, the Actuary recommended changes to several of the assumptions for each of the NYCERS. This set of actuarial assumptions and methods is referred to as the “2019 A&M.” In July 2021, the Actuary amended certain assumptions and methods from the 2019 A&M. This revised set of actuarial assumptions and methods is referred to as the “Revised 2021 A&M” and was used by the Actuary for determining employer contributions to the NYCERS, and where applicable, Net Pension Liabilities of the NYCERS, beginning in fiscal year 2021.

The complete set of actuarial assumptions used for each of the NYCERS can be found in the actuarial valuation reports on the web site of the New York City Office of the Actuary (www.nyc.gov/actuary). Such website, and the information and links contained therein, are not incorporated into, and are not part of, this Official Statement. The actuarial methods and assumptions currently in effect include an actuarial interest (discount) rate assumption of 7% per annum which is based on expected investment earnings net of investment expenses, the Society of Actuaries MP-2020 mortality improvement scale and the use of the Entry Age Actuarial Cost Method. For NYCERS, excluding the

PPF, pursuant to recent legislation included in the State 2027 Budget, the outstanding UAL as of June 30, 2024 is now being amortized, with interest of 7%, through City contributions over a 12-year period commencing in fiscal year 2026, consisting of a special one-time payment of \$3.773 billion in fiscal year 2026, followed by annual level \$2.811 billion payments in fiscal years 2027 through 2037. For PPF, the initial UAL recognized as of June 30, 2010, is being amortized, with interest of 7% through City contributions over a 22-year period that commenced in fiscal year 2012 with dollar payments increasing at a rate of 3% per year. Prior to this change in State law, UAL for all NYCERS was required to follow the PPF UAL amortization. Such restructuring is expected to save the City approximately \$7 billion over the years of the Financial Plan.

Also under the current funding method, emerging unfunded liabilities are recognized and amortized over closed, fixed periods using level dollar payments. Future UAL attributable to actuarial gains and losses is amortized over 15 years; future UAL attributable to changes in actuarial assumptions and methods is amortized over 20 years; and future changes in UAL attributable to benefit improvements is generally amortized over periods reasonably consistent with the remaining working lifetimes of those impacted.

Regarding the asset valuation method, effective June 30, 2019, the Actuary reset the actuarial value of assets equal to the market value of assets. Subsequent to that date, investment earnings above or below expectation are reflected in City pension contributions in two stages: first, the annual earnings above or below expectation are phased into the actuarial value of assets over a five-year period, with 20% of the total recognized each year. Second, the portion recognized in each year is then amortized over a 15-year period for the purpose of calculating the City's annual pension contributions. The Actuary uses investment earnings in this calculation and does not calculate an investment rate of return.

The actuarial method also includes the continued use of the One Year Lag methodology, where census data and asset information as of the June 30 second preceding a fiscal year is used to determine the employer contribution for that fiscal year. For example, for the fiscal year 2025 pension contribution calculation, employee data and the Actuarial Value of Assets as of June 30, 2023 were used.

Financial Reporting

City Pension Fund Financial Reporting

The City accounts for its pensions consistent with the requirements of GASB. In fiscal year 2014, the City implemented GASB Statement No. 68, Accounting and Financial Reporting for Pensions ("GASB 68"). The GASB 68 standards apply to actuarial calculations for financial reporting but not to the actuarial calculation of annual City employer pension contributions, which continue to be determined as described above.

In broad terms, GASB 68 separates pension accounting in the City's government-wide financial statements from the phased or smoothed asset and liability figures that the Actuary uses in determining the City's annual pension contributions, as described above. For financial reporting purposes, most changes in assets and liabilities are reflected in the year in which they occur. As a result, pension fund accounting under GASB 68 has increased year-to-year volatility in reported net pension liability. Under GASB 68, net pension liabilities are reported on employers' Government-Wide Statements of Net Assets when the fair value of pension assets falls short of actuarially calculated liabilities, when both are measured as of the same date (fiscal year end). For the cost-sharing multiple employer pension systems, only the City share of net pension liabilities is reported in the Government-Wide Statement of Net Assets. As reported in the Government-Wide financial statements for fiscal years 2021 through 2025, the City membership (active, inactive and retired) and the City's share of total pension liability, Plan fiduciary net position, net pension liability, and plan fiduciary net position as a percent of total pension liability, aggregated across the five pension systems, were as follows:

Summary of City Pension Information, Fiscal Years 2021-2025⁽¹⁾
(Dollars in Billions)

	2021	2022	2023	2024	2025
City Membership (active, inactive, retired) ⁽²⁾	624,129	621,698	632,760	663,801	670,612
Total Pension Liability (TPL).....	\$ 221.1	\$ 227.1	\$ 234.6	\$ 246.2	\$ 253.5
Less Plan Fiduciary Net Position (PFNP).....	211.5	184.8	194.5	210.6	226.5
Net Pension Liability (NPL).....	\$ 9.6	\$ 42.3	\$ 40.1	\$ 35.6	\$ 27.0
PFNP as percent of TPL	95.7%	81.4%	82.9%	85.5%	89.3%

Source: NYC Annual Reports

(1) Data are aggregated across the five pension systems. Funding amounts and percentages vary between systems. Data for NYCERS, PPF, and PPF include the QPP and VSFs, and data for TRS and BERS are QPP only.

(2) Membership data are as of June 30th of the prior year.

The reported net pension liabilities do not include future payments on fixed return TDA funds, described below, where the statutory rate of interest for members is higher than the assumed 7% return on QPP assets.

For further information see “APPENDIX B—ANNUAL COMPREHENSIVE FINANCIAL REPORT.”

Fiduciary Fund Reporting

The fiscal year 2025 Annual Report contains Fiduciary Funds financial statements for each of the five actuarial pension systems. These financial statements report on the entirety of the five systems, not just the City share. Each of the five actuarial pension systems administers programs in addition to its respective QPP, and these programs are also reported as part of each system’s financial statements in the Fiduciary Fund financial statements. The City Annual Reports for fiscal years 2021 through 2025 report a net position (assets plus deferred outflows, less liabilities and deferred inflows), for the five actuarial pension systems, in aggregate, restricted for QPPs, restricted for TDAs, and restricted for VSFs as shown in the following chart. For further information, see “APPENDIX B—ANNUAL COMPREHENSIVE FINANCIAL REPORT—Pension and Other Employee Benefit Trust Funds Combining Statement of Fiduciary Net Position.”

New York City Retirement Systems
Aggregate Net Position,
Fiscal Years 2021-2025
(In Millions)

	2021	2022	2023	2024	2025
<u>Net Position:</u>					
Restricted for QPPs.	\$241,500.2	\$211,858.4	\$223,780.5	\$241,374.3	\$261,157.3
Restricted for VSFs.	7,893.2	6,369.1	6,398.5	7,484.3	7,861.0
Restricted for TDAs	45,503.2	44,951.3	48,542.1	52,477.5	56,400.3
Total Net Position.....	\$294,896.7	\$263,178.7	\$278,721.1	\$301,336.1	\$325,418.7

Source: NYC Annual Reports

In addition to the QPPs, TRS and BERS administer TDA Programs. Benefits provided under the TDA programs are derived from members’ accumulated contributions. No direct contributions are provided by employers. However certain investment and benefit options, if selected by TDA members, may indirectly affect employer financial obligations, as described below. As of June 30, 2024 and 2025, the total fiduciary net position restricted for TDA benefits was \$52.5 billion and \$56.4 billion, respectively. Each of the TDA Programs has at least two investment options, broadly categorized as a fixed return fund and one or more variable return funds.

Deposits from members' TDA Program accounts into the fixed return funds are used by the respective QPP to purchase investments, and such TDA Program accounts are credited with a statutory rate of interest, currently 7% for United Federation of Teachers members and 8.25% for all other members. If earnings on the respective QPP are less than the amount credited to the TDA Program members' accounts, the higher cost to the QPP could require additional payments by the City to the pension funds. If the earnings are higher, then lower payments by the City to the pension funds could be required. The Actuary recognizes the difference between the guaranteed rate of 8.25% and the actuarial interest rate of 7% in the calculation of the employer contributions to the QPPs each year.

All investment securities purchased and invested by the QPPs with TDA Programs' fixed return funds' balances are owned and reported by the QPP. A receivable due from the respective QPP equal in amount to the aggregate original principal amounts contributed by TDA Programs' members to the respective fixed return funds, plus accrued interest at the statutory rate, is owned by each of the TDA Programs. The balances of TDA Program fixed return funds held by the TRS QPP as of June 30, 2024 and 2025 were \$35.5 billion and \$37.7 billion, respectively, and interest paid on TDA Program fixed return funds by the TRS QPP for the years then ended were \$2.4 billion and \$2.5 billion, respectively. The balances of TDA Program fixed return funds held by the BERS QPP as of June 30, 2024 and 2025 were \$2,788.7 million and \$2,944.8 million, respectively, and interest paid on TDA Program fixed return funds by the BERS QPP for the years then ended were \$220.8 million and \$239.5 million, respectively. Deposits from members' TDA Program accounts into the variable return funds are credited with actual returns on the underlying investments of the specific fund selected. Members may reallocate all or a part of their TDA Program contributions between the fixed and variable return funds on a quarterly basis. Retired TDA members may make withdrawals from their TDA accounts or elect to take the balance in the form of an annuity that is calculated based on a statutory rate of interest and mortality assumptions, which are separate and different from the mortality assumptions used in pension liability calculations. Once an annuity has been selected by a member, the payment of those benefits is guaranteed by the QPP.

In addition, certain Tier I and Tier II pension plan members have the right to make supplemental, voluntary member contributions into the QPPs. These contributions are credited with interest at rates set by statute or, for certain employees that may choose variable return investments, the actual return, and may be withdrawn or annuitized at retirement. In general, the assets and liabilities associated with these member contributions are included in the reported assets and actuarially-determined net pension obligations of the respective plans. There were approximately 70 active Tier I and Tier II members remaining in TRS and BERS as of June 30, 2024.

Ultimately, investment earnings of the fixed rate funds that are less than the amounts credited to the members could result in additional required contributions by the City to the pension funds and investment earnings that are greater than the amounts credited to the members could result in lower required contributions by the City to the pension funds.

Pursuant to State law, certain retirees of NYCERS, PPF and FPF are eligible to receive scheduled supplemental benefits from VSFs. Where assets in the VSFs are insufficient, NYCERS, PPF and FPF are required to transfer assets to their respective VSFs to fund those payments that are statutorily guaranteed. The effects of these transfers are included by the Office of the Actuary in calculating required employer contributions to the pension funds. However, under current State law, the VSFs are not pension funds or retirement systems and are subject to change by the State Legislature.

For further information regarding the City's pension systems see "APPENDIX B—ANNUAL COMPREHENSIVE FINANCIAL REPORT—Notes to Financial Statements—Note E.5," "—Pension and Other Employee Benefit Trust Funds—Combining Statement of Fiduciary Net Position" and "—Required Supplementary Information."

Other Post-Employment Benefits

Post-employment benefits other than pensions (referred to as OPEB), which include health insurance, Medicare Part B premium reimbursements and welfare fund contributions, are provided to eligible retirees of the City and their eligible beneficiaries and dependents.

City OPEB Contributions

OPEB costs are currently paid in each fiscal year on a pay-as-you-go basis. The vast majority of such payments are made through the Retiree Health Benefits Trust (“RHBT”) discussed below. The City is not required by law or contractual agreement to fund the OPEB obligation other than the pay-as-you-go amounts necessary to provide current benefits to eligible recipients. OPEB costs were \$3.06 billion for fiscal year 2025 and are projected to be \$3.755 billion, \$4.060 billion, \$4.253 billion, \$4.459 billion and \$4.702 billion for fiscal years 2026 through 2030, respectively.

In 2006, the City created the RHBT which is used to receive, hold, and disburse assets accumulated to address the OPEB liabilities. Amounts contributed to the RHBT by the City are held in an irrevocable trust and may not be used for any purpose other than to fund the costs of health and welfare benefits of its eligible participants. The RHBT balance is maintained via the City’s annual pay-as-you-go funding contributions. In certain fiscal years the City has paid into the RHBT less than the corresponding fiscal year’s health and welfare benefits costs, with the balance paid out of the RHBT. This reduces the balance of the RHBT. In other years the City has paid into the trust more than the corresponding fiscal year’s health and welfare costs. This increases the balance of the RHBT. The following table shows the net position of the RHBT as of the end of each of fiscal years 2022 through 2025.

Retiree Health Benefits Trust
Net Position, Fiscal Years 2022 - 2025
(in Millions)

2022	\$5,376
2023	5,318
2024	5,038
2025	5,225

Source: NYC Annual Reports

In fiscal year 2026, the City did not make the pay-as-you-go funding contribution of \$3.745 billion to reimburse the RHBT for OPEB costs paid by the RHBT in such fiscal year. Instead, the City accrued the expense, to be paid in fiscal year 2027. This delay in the City’s contribution causes a temporary reduction in the RHBT cash balance, but results in no change to its fiduciary position.

Actuarial Assumptions and Methods

GASB 74 applies to financial reporting by post-employment benefit plans and GASB 75 covers reporting on post-employment benefit plans by employers. The City implemented GASB 74 and GASB 75 for its financial statements beginning in fiscal year 2017. The fiscal year 2025 Annual Report reported the City’s net OPEB liabilities as \$98.3 billion and \$96.4 billion as of June 30, 2024 and 2025, respectively.

The actuarial assumptions and methods used in the OPEB valuations are a combination of those used in the NYCERS pension valuations and those specific to the OPEB valuations, such as the discount rate described below. The assumptions used in the fiscal year 2025 OPEB valuation have not changed from the prior valuation, with the exception of the discount rate, the Medicare and Medicare Part B trend assumptions as described in the City’s Annual Report. As required under GASB 75, OPEB valuations assume a discount rate based on a long-term expected rate of return on assets and the index rate for certain highly rated municipal bonds. The fiscal year 2025 OPEB measurement assumed a discount rate of 5.18% per annum.

Summary OPEB Information

As reported in the City’s financial statements, the following table summarizes City OPEB information for fiscal years 2023 through 2025.

Summary of City OPEB Information, Fiscal Years 2023 - 2025
(Dollars in Billions)

	2023	2024	2025
Participants (active/inactive plan members receiving or eligible to receive benefits).....	567,028	569,096	572,745
Total OPEB Liability (TOL)	\$ 100.3	\$ 103.3	\$ 101.6
Less Fiduciary Net Position (FNP).....	5.3	5.0	5.2
Net OPEB Liability (NOL).....	95.0	\$ 98.3	96.4
FNP as percent of TOL.....	5.3%	4.9%	5.1%
Covered Employee Payroll.....	\$ 31.1	\$ 32.3	\$ 34.4
NOL as a percent of Covered Employee Payroll.....	305.1%	304.1%	280.4%

Source: NYC Annual Reports. Totals may not add due to rounding.

For further information regarding OPEB, see “APPENDIX B—ANNUAL COMPREHENSIVE FINANCIAL REPORT—Notes to Financial Statements—Note E.4,” “—Pension and Other Employee Benefit Trust Funds—Combining Statement of Fiduciary Net Position” and “—Required Supplementary Information.”

SECTION X: OTHER INFORMATION

Litigation

The following paragraphs describe certain material legal proceedings and claims involving the City and Covered Organizations other than routine litigation incidental to the performance of their governmental and other functions and certain other litigation arising out of alleged constitutional violations, torts, breaches of contract and other violations of law and condemnation proceedings. While the ultimate outcome and fiscal impact, if any, on the City of most of the proceedings and claims described below are not currently predictable, adverse determinations in certain of them might have a material adverse effect upon the City's ability to carry out the Financial Plan. The City has estimated that its potential future liability on account of outstanding claims against it as of June 30, 2025 amounted to approximately \$8.9 billion. See "SECTION VII: FINANCIAL PLAN—Assumptions—*Expenditure Assumptions*—2. OTHER THAN PERSONAL SERVICE COSTS—*Judgments and Claims*."

The City is currently named as a defendant in approximately eight legal actions and received approximately 2,488 workers' compensation claims to date relating to the COVID-19 outbreak in the City. The legal actions include claims that wrongful actions or omissions of the City and/or certain City restrictions related to COVID-19 have resulted in severe medical, psychological and economic damages and/or death. The workers' compensation claims are governed by a no-fault system in which the City, as the claimant's employer, provides wage replacement benefits and medical care for work-related illnesses if the City accepts the employee's claim or the claimant obtains a judgment from the New York State Workers' Compensation Board. The City may receive additional legal and workers' compensation claims related to COVID-19 in the future. The total payout to date for workers' compensation cases related to COVID-19, between January 1, 2020 through June 30, 2026, is approximately \$19,939,285, not including any salary payments that the employer agencies may have made.

Taxes

1. Numerous real estate tax certiorari proceedings alleging overvaluation, inequality and illegality are pending against the City. Based on historical settlement activity, and including an estimated premium for inequality of assessment, the City estimates its potential future liability for outstanding certiorari proceedings to be \$1.8 billion at June 30, 2025. For a discussion of the City's accounting treatment of its inequality and overvaluation exposure, see "APPENDIX B—ANNUAL COMPREHENSIVE FINANCIAL REPORT—Notes to Financial Statements—Note D.5."

2. Tax Equity Now New York LLC (composed of certain advocacy groups and owners and tenants of properties in the City) commenced an action in New York State Supreme Court on April 24, 2017 against the City and the State. The action alleges that the City's real property tax system violates the State and federal constitutions as well as the Fair Housing Act. The action further alleges the valuation methodology as mandated by certain provisions of the State Real Property Tax Law results in a disparity and inequality in the amount of taxes paid by certain minority property owners and renters. The City and State defendants moved to dismiss the case. In September 2018, the Court denied the City's motion to dismiss the complaint and partially granted the State's motion to dismiss the complaint. All parties appealed the lower court decision and the First Department granted the City's and the State's motions to dismiss and dismissed all claims against both the City and the State. On December 1, 2021, the plaintiff served and filed a motion seeking leave to appeal directly from the Court of Appeals. On April 28, 2022, the Court of Appeals granted the plaintiff's motion for leave to appeal. Oral argument was held at the Court of Appeals on January 9, 2024. A decision was issued on March 19, 2024, in which the Court of Appeals reversed the decision of the Appellate Division in part. The court held that the petitioner sufficiently alleged causes of action against the City under section 305(2) of the State Real Property Tax Law and the Fair Housing Act and denied the portions of the City's motion to dismiss relating to those claims. The court affirmed the Appellate Division decision with regard to all other claims brought against the City and the State. On January 23, 2025, plaintiff served the City with a motion seeking partial summary judgment against the City on certain causes of action and seeking a judgment declaring that the disuniformity of the City's real property taxation system as applied to certain property classes violates New York's Real Property Tax Law § 305(2). The City opposed the motion. Oral argument on the motion for partial summary judgment occurred on October 28, 2025. Mediation to develop a real property tax reform legislative template is ongoing. The Court has agreed to refrain from issuing a decision during the course of the mediation. Cost estimates are premature at this stage of litigation, though exposure could be substantial.

Miscellaneous

1. In 1996, a class action was brought against the New York City Board of Education (the “BOE”) and the State in federal district court of the Southern District of New York under Title VII of the Civil Rights Act of 1964 alleging that the use by the Board of Education of a teacher certification examination mandated by the State from 1996 to 2004, the Liberal Arts and Science Test (“LAST”), and a second version of the teacher certification examination mandated by the State from 2004 to 2014, the Liberal Arts and Science Test 2 (“LAST-2”), had a disparate impact on minority candidates. In 2006, the United States Court of Appeals for the Second Circuit dismissed the claims against the State. The District Court ruled in 2012 and 2015, respectively, that each of LAST and LAST-2 violated Title VII because it did not measure the skills necessary to do the job. Currently, approximately 5,300 LAST and LAST-2 class members have submitted claim forms and may be eligible for damages. Approximately 4,759 judgments have been entered in favor of the claimants totaling approximately \$1.36 billion. The Second Circuit denied 347 of the City’s appeals and the parties stipulated that the remainder of judgments appealed after September 3, 2019 would remain in effect as if they had also been affirmed. With the assistance of the court appointed Special Master, the parties reached an agreement to limit the number of the judgments that would need to be paid in any given fiscal year. The maximum dollar value of judgments to be paid by the BOE would be limited as follows: In fiscal year 2026 – a maximum of approximately \$183 million; in fiscal year 2027 – a maximum of approximately \$83 million; and in fiscal year 2028 – a maximum of approximately \$33 million. The agreement is a cap on payments of judgments entered against the BOE and is not an agreement to compromise claims. BOE will continue to contest individual claims presented to the Special Master. The Special Master will regulate the number of judgments entered against BOE to ensure that the aforementioned caps are not exceeded in any fiscal year.

2. In 2019, New York State enacted the Child Victims Act which eliminated various procedural requirements in actions where a plaintiff alleges sexual abuse that occurred when the plaintiff was under 18 years of age. The City and DOE were initially named as a defendant in over 1,000 cases authorized by the Act, which claims primarily related to the alleged sexual abuse of children in either schools or the City’s foster care system. Currently, there are approximately 714 cases still pending, of which approximately 576 involve the City’s Administration for Children’s Services (“ACS”) or Department of Juvenile Justice (both formerly under the auspices of the Human Resources Administration). The City and DOE have settled more than 250 cases for a combined value of more than \$290.3 million, substantially all of which has been paid. Discovery demands have been incorporated into a court order and more complete demands have been issued, and discovery is underway in most cases. Notes of issue have been filed in approximately two dozen cases. On February 18, 2025, in the case of *Weisbrod- Moore v. Cayuga County*, the Court of Appeals held that municipalities owe a duty of care to children that the municipalities place in foster homes because the municipalities have assumed custody of those children. The court preserved the defenses of notice and foreseeability. On April 17, 2025, the Court of Appeals decided *Nellenback v. Madison County*. Significantly, the case holds that negligence should be judged based upon standards at the time of the incident and that references to generalized norms or practices are not sufficient to show constructive notice. Further, it recognizes that evidentiary difficulties exist due to the passage of time. These two cases are likely to significantly impact the City’s potential liability. On June 11, 2026, the first Child Victims Act verdict against the City was rendered and an amount of \$18 million was awarded to the plaintiff. A post-trial motion will be made, and an appeal may be required. While it is still too early to provide an accurate estimate of the potential cost to the City, the exposure could be substantial in each of the future years during which settlements are reached or trial verdicts obtained.

3. On May 31, 2023, in New York State Supreme Court, New York County, a group of City retirees filed a legal challenge to the implementation of the City’s Medicare Advantage plan which is intended to generate savings in retiree health benefit costs. On August 11, 2023, the Supreme Court permanently enjoined the City from requiring any City retirees, and their dependents, from being removed from their current health insurance plans, and from being required to either enroll in the Medicare Advantage plan or seek their own health coverage. On May 21, 2024, the Appellate Division affirmed. On June 18, 2025, the New York Court of Appeals found for the City, reversing and remanding for further proceedings. In a prior litigation, a group of City retirees filed a legal challenge to the implementation of the City’s Medicare Advantage Plus plan, which was intended to generate savings in retiree health benefit costs. The State Supreme Court concluded that, although the City could proceed with the implementation of the Medicare Advantage Plus plan, it could not charge retirees enrolled in Senior Care a co-

premium to stay in that plan. The City appealed that decision on March 4, 2022. On July 15, 2022, the contract awardee, Anthem Insurance, Inc. d/b/a Empire BlueCross BlueShield Retiree Solutions, which was to provide the Medicare Advantage Plus plan challenged in this litigation, advised the City that it would no longer participate in offering the plan because of delays and uncertainties regarding its effective date. On November 22, 2022, the Appellate Division, First Department affirmed the Supreme Court's order. On December 17, 2024, the New York Court of Appeals also affirmed. The former Mayor announced that the City does not intend to move forward with the Medicare Advantage plan. Although further legal proceedings may occur, there is no exposure to the City's financial liability at this time. Instead, the City has pursued an alternative health benefits plan for active employees, pre-Medicare retirees and their dependents (not for Medicare retirees) and finalized the contract registration process with the City, and the contract went into effect on January 1, 2026. The Mayor has recently indicated that the Medicare Advantage plan would not be reopened. For further information, see "SECTION V: CITY SERVICES AND EXPENDITURES—Employees and Labor Relations—*Labor Relations*."

4. In 2022, the State passed the Adult Survivors Act (the "ASA"), which created a one-year window for the filing of lawsuits in which plaintiffs allege they were victims of sexual abuse which occurred when they were 18 years of age or older at the time of the alleged abuse, although the associated statute of limitations may have otherwise expired. Since the ASA claim revival window opened in November 2022, the City has been named as a defendant in approximately 758 cases authorized by the ASA. The vast majority of the cases involve female inmates alleging rape or sexual assault by correction officers or other inmates at the Rose M. Singer Center unit of Rikers Island. The plaintiffs allege that the City and the City's Correction Department failed to provide adequate supervision and prevent foreseeable harm. The exposure for the City is currently estimated in excess of \$500 million over an expected period of at least three to four years. As of June 30, 2026, the City has settled 120 cases totaling approximately \$110,233,500.

5. On May 25, 2023, the City Council passed four bills, Local Law Numbers 99, 100, 101 and 102 of 2023, each of which took effect on January 9, 2024, and substantially expand eligibility for the City's housing rental assistance voucher program for individuals and families who are experiencing or are at risk of homelessness. The former Mayor vetoed the bills on June 23, 2023, noting fiscal, operational, policy and legal issues presented by the laws. The City Council voted to override the vetoes on July 13, 2023. By letter dated December 15, 2023, the City advised the City Council that in light of the issues identified in the former Mayor's veto messages, the former Mayor would not be implementing the local laws at that time. The Legal Aid Society filed a lawsuit in the New York State Supreme Court, New York County on February 14, 2024 against the City on behalf of four individuals. On February 21, 2024, the City Council moved to intervene in the Legal Aid Society's lawsuit. On August 1, 2024, the Court denied the petitions from Legal Aid Society and from the City Council, ruling that the former Mayor established that the four bills are invalid as preempted by State law. The City Council and Legal Aid Society appealed to the Appellate Division, First Department. On July 10, 2025, the Appellate Division held that the laws are not preempted and directed the Commissioner of Social Services to make an appropriate submission or submissions to the State for its review, acknowledging that the Commissioner retains discretion in how the laws are implemented. On October 7, 2025, the Appellate Division granted the City leave to appeal to the New York Court of Appeals. The City's opening brief was filed on March 25, 2026. On June 29, 2026, a settlement agreement was reached that resulted in the appeal being withdrawn. On June 30, 2026, the City Council established a new rental assistance program for families and individuals operated by HPD that is not an entitlement program and is subject to appropriation as part of the annual budget process.

6. In 2022, the City Council amended the 2000 Victims of Gender-Motivated Violence Protection Law ("GMVA") to expand the category of those liable under the law from an "individual" who committed a gender-motivated crime, to a "party" who "commits, directs, enables or participates in the commission" of such a crime. The amendment also established a two-year claim revival period, permitting previously time-barred suits to be filed up to March 1, 2025. Approximately 580 lawsuits have been filed in New York State Supreme Court (Bronx, Kings, Queens and New York Counties), against the City, the Department of Corrections and ACS pursuant to the amendment and its revival provision. These suits collectively allege acts of gender-motivated violence (sexual assault) against individual juvenile plaintiffs while in custody in City juvenile detention facilities (Spofford/Bridges, Horizon and Rikers). On October 31, 2024, the City filed an omnibus motion to dismiss 464 lawsuits in Bronx County, challenging the 2022 amendment, arguing the amendments do not apply retroactively. On September 17, 2025, the Court granted the motion, dismissing all 464 suits. However, on January 29, 2026, the New York City Council enacted Local Law 50 of 2026, overriding the former Mayor's veto which took place on

December 24, 2025. This law creates an 18-month revival period for GMVA claims involving alleged gender-motivated acts of violence occurring on or before January 9, 2022, and expressly enables revival of the 464 dismissed cases against the City. Cost estimates remain premature as the City evaluates possible defenses, though exposure could be substantial.

7. In 2022, plaintiffs brought a putative class action against the MTA and NYCT, alleging violations of the New York City Human Rights Law for failing to apply certain discounts and other fare reductions to Access-A-Ride services that are available for fixed-route transit fares. The Court granted the MTA's motion to join the City as a necessary party on September 15, 2025. Plaintiffs amended their complaint to add the City but seek only declaratory and injunctive relief against the City to ensure equal discounts for Access-A-Ride users. Plaintiffs do not seek class certification or money damages against the City. Plaintiffs continue to seek class certification and money damages against the MTA. On November 3, 2025, the MTA filed cross-claims against the City for indemnification and contribution, arguing that a paratransit agreement prevents the MTA from discounting fares and that the City has a statutory obligation to contribute to costs arising from any judgment. The City answered both the cross-claims and amended complaint on December 8, 2025. Plaintiffs' motion for class certification against the MTA is pending. The MTA argues that any class certification should extend to the City as well. The litigation outcome and potential financial impact on the City remain unknown, though exposure could be substantial.

Environmental Matters

Climate Change: Storms, Strategic Planning and Resiliency

The City has 520 miles of coastline, bordering the Atlantic Ocean as well as rivers, bays, and inlets. Four of its five Boroughs, Manhattan, Staten Island, Brooklyn, and Queens, are on islands and water also forms the principal boundary of the Bronx. As a result, the City is directly affected by rising sea levels, inland flooding, and exposed to intensifying coastal storms.

Storms. On Monday, October 29, 2012, Superstorm Sandy hit the Mid-Atlantic East Coast. The storm caused widespread damage to the coastal and other low-lying areas of the City and power failures in various parts of the City, including most of downtown Manhattan, the south shore of Staten Island, and the communities surrounding Jamaica Bay in Brooklyn and Queens. On January 29, 2013, President Obama signed legislation providing for approximately \$50.5 billion in storm-related aid for the region affected by the storm. Although it is not possible for the City to quantify the full, long-term impact of the storm on the City and its economy, the current estimate of the direct costs to the City, NYCHH and NYCHA is approximately \$10.7 billion (comprised of approximately \$1.8 billion of expense costs and approximately \$8.9 billion of capital project costs). Such direct costs represent funding for emergency response, debris removal, emergency protective measures, repair of damaged infrastructure and long-term hazard mitigation investments.

The Financial Plan assumes that the direct costs described above will largely be paid from non-City sources, primarily the federal government, and that the Community Costs described above will be primarily reimbursed by federal funds. The City expects reimbursements to come from two separate federal sources of funding, FEMA and HUD. The City has secured approximately \$10.8 billion in FEMA assistance and other federal emergency response grants ("FEMA Funding"). The maximum reimbursement rate from FEMA is 90% of total costs. Other federal emergency response grants may have larger local share percentages. The City expects to use \$730 million of Community Development Block Grant Disaster Recovery funding allocated by HUD to meet the local share requirements of the FEMA Funding, as well as recovery work not funded by FEMA or other federal emergency response grants for the direct costs described above. This allocation would be available to fill gaps in such FEMA Funding. As of July 1, 2026, the City, NYCHH and NYCHA have received \$6.6 billion in reimbursements from FEMA Funding for the direct costs described above. In addition to the FEMA Funding described above, HUD has made available approximately \$4.4 billion for Community Costs, of which approximately \$4.1 billion has been received through July 1, 2026. No assurance can be given that the City will be reimbursed for all of its costs or that such reimbursements will be received within the time periods assumed in the Financial Plan. There is no assurance, if the City were to experience a similar storm in the future, that non-City sources, including the federal government, would pay the costs.

On September 1, 2021, Hurricane Ida hit the Mid-Atlantic East Coast as a post-tropical cyclone (“Ida”), bringing significant rainfall and resulting in severe flooding in parts of the City, including primarily inland areas. Rainfall from Ida exceeded the previous record for the most single-hour rainfall in the City and for the first time the National Weather Service declared a flash flood emergency in the City. Ida resulted in the deaths of 13 people in the City, 11 of which occurred in basement housing units.

Strategic Planning and Resiliency. Since 2007, the City has been engaged in strategic planning for climate change, recognizing the challenges it presents for City operations and infrastructure. Among other things, the City created the New York City Panel on Climate Change (the “NPCC”), a body of more than a dozen leading independent climate and social scientists. Since 2008, NPCC has analyzed climate trends, developed projections, explored key impacts, issued reports (the “NPCC Reports”) and advised on response strategies for the City. The NPCC determined that the City is already experiencing the impacts of climate change and projects dramatic impacts on the City in the future. Climate change is causing more extreme heat, extreme rainfall, coastal storm surge, and chronic tidal and compound flooding, poor air quality and drought. NPCC projections form the basis for the City’s climate resiliency planning, which involves coordination and cooperation among multiple public and private stakeholders, and expansion of ongoing maintenance and development of municipal infrastructure as well as specific initiatives such as those described below.

Reducing risk from extreme rainfall requires a multi-layered strategy with investments in infrastructure adaptation, building level protection, data collection, and community engagement. In July 2022, the City released the Rainfall Ready NYC action plan, a plan to prepare the City for more extreme rainfall in the future. The City continues to install grey infrastructure, such as building out a comprehensive storm sewer system in Southeast Queens, and green infrastructure, such as rain gardens and bluebelt wetlands, to manage stormwater and protect water quality. This work is being carried out by DEP and funding is included in the City’s capital budget. The City is also working to develop Cloudburst management projects that will use grey and green infrastructure to absorb, store and transfer rainwater during extreme storm events.

Building on NPCC’s recommendations, prior recommendations released after Ida hit the City and the City’s strategic planning, the City released PlaNYC: Getting Sustainability Done (“PlaNYC 2023”) in April 2023. PlaNYC 2023 addresses some of the risks identified in the NPCC Reports. Among other things, PlaNYC 2023 includes measures to address the biggest risks to the City associated with climate change, including extreme heat and flooding from extreme rainfall, coastal storms and tidal flooding due to sea level rise. PlaNYC 2023 also describes measures to reduce economy-wide greenhouse gas emissions and initiatives to transition away from polluting fossil fuels to clean energy. The total costs of implementing all of PlaNYC 2023’s recommendations, including those relating to extreme rainfall, would be substantial and in some cases would require State, federal or other non-City funding alongside additional City funding.

In 2023, the City launched Climate Strong Communities (“CSC”), an initiative of the New York City Mayor’s Office of Climate and Environmental Justice that aims to build resiliency and sustainability infrastructure to reduce risks from climate change in environmental justice areas. CSC is grounded in environmental justice and guided by three pillars: collaborating with communities, working across government, and unlocking new funding. CSC is an equitable multi-hazard planning framework that leverages infrastructure and climate funding opportunities.

The City is in the process of implementing infrastructure projects to protect areas of the City from flooding associated with extreme rainfall, storm surge, and tidal flooding due to sea level rise. (See below for additional information on the impacts of flooding.) These projects and initiatives are in various stages of feasibility review, design, construction, and implementation. Funding for these projects is expected to come from City, State and federal sources. Some projects are expected to require additional funding to the extent that they are in the planning stages or current funding does not provide for the costs of construction.

In 2023, the City created a new Bureau of Coastal Resilience led by a Deputy Commissioner at the Department of Environmental Protection to coordinate the City’s coastal resiliency work. Several major coastal resiliency projects are currently underway throughout the City, including the East Side Coastal Resiliency Project (“ESCR”). ESCR, which broke ground in 2021, is an integrated coastal flood protection system which will create resilient open spaces and improve waterfront access on Manhattan’s east side, from East 25th Street at the north to Montgomery Street at the south. The City anticipates the entire flood protection system will be in place and operational by the end of 2027.

The total expected cost of ESCR is \$1.75 billion, with remaining costs fully funded through a combination of City, federal and other funding sources.

Other projects in Lower Manhattan include constructing flood walls and deployable flip-up barriers to protect the Two Bridges neighborhood, developing a plan to extend the Manhattan shoreline from the Brooklyn Bridge to the Battery into the East River to protect the Seaport and Financial District area, and constructing an elevated waterfront esplanade in the Battery and flood barriers in Battery Park City. Coastal resilience projects are also underway in the Tottenville and Red Hook neighborhoods, with shoreline reinforcement projects also happening in other identified areas of the City. These projects are in various stages of feasibility review, design, construction, and implementation. Funding for these projects is coming from City and federal sources, and \$557 million is included in the Capital Commitment Plan. As the projects proceed, the City continues to monitor anticipated costs and reflects updates in the capital plan as needed.

The U.S. Army Corps of Engineers (“USACE”) is pursuing the South Shore of Staten Island Coastal Storm Risk Management Project (the “Staten Island Project”) and the Rockaways Atlantic Shorefront and Bayside Projects (the “Rockaways Projects”). The Staten Island Project is expected to create a 5.5-mile line of coastal protection on Staten Island between Fort Wadsworth and Oakwood Beach. USACE currently estimates that the project will cost \$2.3 billion, approximately \$1.7 billion higher than the original estimate. The City’s cost share is 10.5% of the original project estimate, in addition to a portion of the 10% non-federal cost share for the \$1.7 billion increase. The remaining project costs are to be paid for with federal and State funds. The City is also responsible for the cost of related betterments outside the scope of the coastal protection project. Based on costs that the City and State have or will have to incur for property acquisitions required to facilitate the project, which will be applied as a credit to our cost share per the executed agreement with USACE, the City’s total anticipated cost share is reflected in full in the Capital Commitment Plan. The Rockaways Projects consist of coastal protection elements on the Atlantic shorefront and on the Jamaica Bay side of the Rockaways. Construction is near complete on the Atlantic Shorefront Project, which is fully funded by the federal government, with an expected cost of approximately \$285 million. Design has started on the Bayside Project, which is fully funded by the federal government, with a current expected cost of \$226 million.

In addition to site-specific resiliency projects, the City is taking steps to integrate climate resiliency into capital planning through the NYC Climate Resiliency Design Guidelines, which translate future-looking climate change projections into technical guidance to inform the design of roads, buildings, sewer systems, hospitals, public housing, and other pieces of critical public infrastructure. In 2021, pursuant to Local Law 41, the City began a five-year pilot program through which dozens of new projects will be designed and constructed using the standards in the NYC Climate Resiliency Design Guidelines version 5.0. Starting in 2027, all City projects will be required to meet a stringent set of requirements that will certify their preparedness for extreme weather threats.

In 2015, FEMA issued preliminary updated flood insurance rate maps, which would have expanded the 100-year floodplain beyond the areas designated in the flood maps issued in 2007. The City appealed the 2015 preliminary flood maps challenging the modeling FEMA used to develop them. The 2015 preliminary flood maps were adopted into the building code, but the prior 2007 flood maps remain in effect for flood insurance purposes. In 2016, FEMA agreed with the City’s appeal, and the City is currently working with FEMA to update the maps. FEMA’s new maps are expected to generally expand the 100-year floodplain from the 2007 flood maps and may cover different areas than the 2015 preliminary flood maps. FEMA expects to release new flood maps that will become effective in 2026 or 2027. Such expansion could negatively impact property values in those newly designated areas. In addition, an increase in areas of the City susceptible to flooding resulting from climate change could result in greater recovery costs to the City if flooding were to occur within such larger areas.

The City is committed to minimizing its own greenhouse gas emissions by reaching carbon neutrality by 2050. The City’s efforts to reach such goal include promoting and investing in electrification, clean energy, energy efficiency, and sustainable transportation, and reducing energy use. Since 2014, the City has invested over \$1.4 billion in more than 6,000 energy efficiency projects and 17,000 energy conservation measures across 2,500 buildings and facilities. The investments have decreased energy use and reduced emissions by nearly 460,000 metric tons of carbon dioxide equivalent. The Capital Commitment Plan includes nearly \$2.4 billion to continue this work to reduce energy use and greenhouse gas emissions.

Despite the efforts described above, the magnitude of the impact on the City's operations, economy, or financial condition from climate change is indeterminate and unpredictable. No assurance can be given that the City will not encounter more frequent and intense climate impacts such as hurricanes, tropical storms, cloudbursts, droughts, heatwaves or catastrophic sea level rise, as well as potential cascading impacts and tipping points in the future, or that such risks will not have an adverse effect on the operations or financial condition of the City.

Superfund Designations

On March 2, 2010, the United States Environmental Protection Agency ("EPA") listed the Gowanus Canal (the "Canal"), a waterway located in Brooklyn, as a federal Superfund site under the Comprehensive Environmental Response, Compensation and Liability Act ("CERCLA"). EPA considers the City a potentially responsible party ("PRP") under CERCLA, based on contaminants from currently and formerly City-owned and operated properties, from the City's combined sewer overflows ("CSOs") as well as in connection with the City's ownership of portions of the Canal itself. On September 30, 2013, EPA issued the Record of Decision ("Canal ROD") for the Canal, setting forth requirements for dredging contaminated sediment in the Canal and covering it with a cap as well as source control requirements. Separate from the in-Canal remedy, the Canal ROD also requires that two CSO retention tanks be constructed as part of the source control component of the remedy. The City anticipates that the actual cleanup costs – including both the in-Canal portion and the CSO portion – will substantially exceed EPA's original cost estimate for the Canal ROD.

On May 28, 2014, EPA issued a unilateral administrative order ("2014 Unilateral Order") requiring the City to design the CSO retention tanks and other storm water control measures, and remediation of the First Street Basin (a currently filled-in portion of the Canal). On June 9, 2016, EPA and the City entered into an Administrative Settlement Agreement and Order ("Administrative Order"), under which the City agreed to milestones relating to the design of one of the CSO tanks. The City estimates that the tanks will cost approximately \$1.8 billion of which \$1.1 billion is committed and \$0.7 billion is included in the City's capital plan.

On March 29, 2021, EPA issued a unilateral administrative order (the "2021 Unilateral Order") to the City, requiring the City to complete design and construction of both CSO tanks by March 2029; to complete design and construction of a new bulkhead at the City-owned Salt Lot at 2nd Avenue in Brooklyn by August 2023; and to implement additional stormwater controls in the Canal sewershed. The City informed EPA that it would complete the design and construction of the CSO tanks as required in the 2021 Unilateral Order, but that it would likely be unable to meet the deadlines imposed in the 2021 Unilateral Order. Based on the concerns the City raised about the 2021 Unilateral Order, EPA modified the 2021 Unilateral Order in certain respects but declined to extend the design and construction schedules. The 2021 Unilateral Order took effect on June 30, 2021. The City may be subject to penalties stemming from alleged violations of the 2014 Unilateral Order and the Administrative Order and may also be subject to fines and/or penalties stemming from the 2021 Unilateral Order if it does not meet the design and/or construction deadlines set forth therein.

Separate from the CSO Orders, in January 2020, EPA issued a unilateral order (the "2020 Unilateral Order") to the six largest PRPs, including the City and National Grid, requiring these parties to implement the in-Canal remedy (consisting of dredging and capping of sediments) in the upper reach of the Canal. On June 27, 2024, EPA modified the 2020 Unilateral Order to include the middle reach of the Canal. In 2013 when it issued the Canal ROD, EPA estimated that the cost of this work, the first of the three phases, would be \$125 million. The City believes that these costs will be substantially higher. National Grid filed a complaint against all PRPs with which it has not yet settled on October 3, 2024. The City's responsibility for the in-Canal work will be determined through this litigation or in a settlement with National Grid.

On September 27, 2010, EPA listed Newtown Creek, the waterway on the border between Brooklyn and Queens, New York, as a Superfund site. On April 6, 2010, EPA notified the City that EPA considers the City a PRP under CERCLA for hazardous substances in Newtown Creek. In its Newtown Creek PRP notice letter, EPA identified historical City activities that filled former wetlands and low-lying areas in and around Newtown Creek and releases from formerly City-owned and operated facilities, including municipal incinerators, as well as discharges from sewers and CSO outfalls, as potential sources of hazardous substances in Newtown Creek. In July 2011, the City entered into an Administrative Settlement Agreement and Order on Consent with EPA and five other PRPs to conduct an investigation of conditions in Newtown Creek and evaluate feasible remedies. The investigation and feasibility study

for Newtown Creek is expected to proceed until 2029. The EPA settlement covers only investigation costs, not any remediation that EPA may ultimately require. Under CERCLA, the PRPs are jointly and severally liable for addressing the contamination. The remedy, costs, and timing remain undetermined, though costs are expected to be significant. The City has entered a confidential settlement with three other PRPs regarding Newtown Creek remediation funding. Cost allocation between the Water Authority and other City agencies will be subject to internal review once the remedy is determined. In 2020, EPA issued a Record of Decision (“CSO ROD”) setting forth the remedy for CSO discharges. The CSO ROD requires no further action for CSO beyond the projects in the State-approved Newtown Creek CSO Long Term Control Plan. As part of its determination, EPA required monitoring of the City’s four largest CSO outfalls to Newtown Creek to confirm the assumptions underlying the CSO ROD. In September 2022, the City entered into an Administrative Settlement Agreement and Order on Consent with EPA concerning the performance of the required monitoring. In January 2025, EPA issued its Record of Decision (“EB ROD”) for the East Branch portion of the Newtown Creek Superfund Site. The EB ROD calls for further investigation, dredging and capping to maintain existing elevations with a deeper dredge in certain areas, shoreline stabilization and sealed bulkheads, among other things. EPA estimates a total construction cost of \$243.5 million net present value for the East Branch remedy (as with the overall remedy, the PRPs are jointly and severally liable for the costs) and a three-year construction timeframe.

The National Park Service (“NPS”) is undertaking a CERCLA removal action at Great Kills Park on Staten Island to address radioactive contamination that has been detected at the site and in order to advance the Staten Island Project. Great Kills Park was owned by the City until roughly 1972, when it was transferred to NPS for inclusion in the Gateway National Recreation Area. While owned by the City, the site was used as a sanitary landfill, and the park was also expanded using urban fill. NPS believes that the radioactive contamination is the result of City activities and that the City is therefore liable for the investigation and remediation under CERCLA. Previously, the City negotiated a settlement with NPS to address a remedial investigation and feasibility study. No other PRPs have been identified at this time.

Under CERCLA, a responsible party may be held liable for monies expended for response actions at a Superfund site, including investigative, planning, removal, remedial and EPA enforcement actions. A responsible party may also be ordered by EPA to take response actions itself. Responsible parties include, among others, past or current owners or operators of a facility from which there is a release of a hazardous substance that causes the incurrence of response costs. The nature, extent, and cost of response actions at the Canal, Newtown Creek, or Great Kills Park, the contribution, if any, of discharges from the City’s sewer system or other municipal operations, and the extent of the City’s liability, if any, for monies expended for such response actions, will likely not be determined for several years and could be material.

Cybersecurity

The City relies on a large and complex technology environment to conduct its operations. As a recipient and provider of personal, private or sensitive information, the City and its agencies and offices face multiple cyber threats including, but not limited to, hacking, viruses, malware and other attacks on computers and other sensitive digital networks and systems. The City’s Office of Cyber Command (“Cyber Command”), which was created in 2017, is charged with setting information security policies and standards for the City, directing the City’s citywide cyber defense and incident response, deploying defensive technical and administrative controls and providing guidance to the Mayor and City agencies on cyber defense. In January 2022, Cyber Command became part of the City’s Office of Technology and Innovation (formerly the Department of Information Technology and Telecommunications).

Cyber Command has over 100 full-time employees and works with designated cybersecurity contacts at each City agency as part of the Citywide Cybersecurity Program. The Financial Plan reflects funding for Cyber Command of approximately \$105.5 million for fiscal year 2026, \$103.2 million in fiscal year 2027 and \$102.7 million for each of fiscal years 2028 through 2030, respectively. Such funding does not account for cybersecurity funding at other City agencies. Cyber Command is built around two core cybersecurity functions: (1) threat management, which manages incident response and cyber threat intelligence and vulnerability management, which helps agencies prioritize remediation efforts on identified unpatched systems in the City’s networks; and (2) security sciences, which manages strategic and tactical cyber defense technologies and initiatives.

In carrying out its functions, Cyber Command works with a range of City, State, and federal law enforcement agencies, including the New York City Police Department and the Federal Bureau of Investigation’s Joint Terrorism

Task Force. In February 2022, the City and the State, along with the mayors of Albany, Buffalo, Rochester, Syracuse, and Yonkers, unveiled the Joint Security Operations Center. The center has enhanced coordination of cybersecurity efforts across the State, helping to foster collaboration among city, State, and federal entities. Cyber Command also regularly works with other states and municipalities throughout the country to share cybersecurity threat intelligence and best practices, as well as with non-governmental entities such as utilities, telecommunications providers and financial services companies for the purpose of enhancing collective cyber defenses. The City has developed standard cybersecurity policies and standards for third party vendors of the City to follow, and security provisions for contracts with vendors, which help ensure that the City is notified of cyber breaches and suspected cyber breaches of a vendor's network environment. The City has also developed a Citywide Incident Response Policy, which requires City agencies to develop incident response plans in accordance with Cyber Command policies and standards.

While the City conducts periodic tests and reviews of its networks, no assurances can be given that such security and operational control measures will be successful in guarding against all cyber threats and attacks. New technical cyber vulnerabilities are discovered in the United States daily. In addition, cyber attacks have become more sophisticated and are increasingly capable of impacting municipal control systems and components. The techniques used to obtain unauthorized access to, or to disable or degrade, electronic networks, computers, systems and solutions are rapidly evolving and have become increasingly complex and sophisticated. As cybersecurity threats continue to evolve, the City may be required to expend significant additional resources to continue to modify and strengthen security measures, investigate and remediate any vulnerabilities, or invest in new technology designed to mitigate security risks. The results of any successful attack on the City's computer and information technology systems could impact its operations and damage the City's digital networks and systems, and the costs of remedying any such damage could be substantial. Consistent with the City's general policy to self-insure, the City does not carry insurance against cyber attacks.

The NYC Vulnerability Disclosure Program (VDP) was expanded in October 2023. This program, developed in partnership with a security testing platform, broadens the scope of the City's efforts to identify and address vulnerabilities within its publicly accessible digital resources. By establishing guidelines, rules of engagement, and a secure channel for security researchers to send vulnerability submissions, the program complements existing Cyber Command initiatives, facilitating timely remediation of identified risks.

Tax Matters

In the opinion of Norton Rose Fulbright US LLP, New York, New York, and Bryant Rabbino LLP, New York, New York, as Co-Bond Counsel to the City ("Co-Bond Counsel"), interest on the Bonds will be exempt from personal income taxes imposed by the State or any political subdivision thereof, including the City.

The City will covenant in a tax certificate to comply with applicable provisions of the Internal Revenue Code of 1986, as amended (the "Code"), relating to the exclusion from gross income of the interest on the Bonds for purposes of federal income taxation. In the opinion of Co-Bond Counsel, assuming compliance by the City with such covenants, interest on the Bonds will be excludable from the gross income of the owners thereof for purposes of federal income taxation. Failure by the City to comply with such covenants may cause interest on the Bonds to be includable in the gross income of the owners thereof retroactive to the date of the issue of the Bonds. Further, Co-Bond Counsel will render no opinion as to the effect on the exclusion from gross income of interest on the Bonds of any action (including without limitation a change in the interest rate mode with respect to any of the Bonds) taken or not taken after the date of such opinion without the approval of Co-Bond Counsel.

In the opinion of Co-Bond Counsel, interest on the Bonds is not an item of tax preference for purposes of the federal alternative minimum tax on individuals. The Code contains other provisions that could result in tax consequences, upon which no opinion will be rendered by Co-Bond Counsel, as a result of ownership of the Bonds or the inclusion in certain computations of interest that is excluded from gross income.

The Code imposes a minimum tax of 15 percent on the adjusted financial statement income of certain large corporations, generally consisting of corporations (other than S corporations, regulated investment companies and real estate investment trusts) with more than \$1 billion in average annual adjusted financial statement income, determined over a three-year period. For this purpose, adjusted financial statement income generally consists of the net income or loss of the taxpayer set forth on the taxpayer's applicable financial statement for the taxable year, subject to various

adjustments, but is not reduced for interest earned on tax-exempt obligations, such as the Bonds. Prospective purchasers that could be subject to this minimum tax should consult with their own tax advisors regarding the potential consequences of owning the Bonds.

Co-Bond Counsel's opinions are not a guarantee of a result, but represent their legal judgment based upon their review of existing statutes, regulations, published rulings and court decisions and the covenants of the City described above. No ruling has been sought from the Internal Revenue Service (the "IRS") with respect to the matters addressed in the opinions of Co-Bond Counsel, and Co-Bond Counsel's opinions are not binding on the IRS. The IRS has an ongoing program of auditing the tax-exempt status of the interest on tax-exempt obligations. If an audit of the Bonds is commenced, under current procedures the IRS is likely to treat the City as the "taxpayer," and the owners of the Bonds would have no right to participate in the audit process. In responding to or defending an audit of the tax-exempt status of the interest on the Bonds, the City may have different or conflicting interests from the owners of the Bonds. Public awareness of any future audit of the Bonds could adversely affect the value and liquidity of the Bonds during the pendency of the audit, regardless of its ultimate outcome.

Except as described above, Co-Bond Counsel will express no opinion with respect to any federal, state or local tax consequences under present law, or proposed legislation, resulting from the receipt or accrual of interest on, or the acquisition or disposition of, the Bonds. Prospective purchasers of the Bonds should be aware that the ownership of tax-exempt obligations such as the Bonds may result in collateral federal tax consequences to, among others, financial institutions, life insurance companies, property and casualty insurance companies, certain foreign corporations doing business in the United States, S corporations with subchapter C earnings and profits, individual recipients of Social Security or Railroad Retirement benefits, individuals otherwise qualifying for the earned income tax credit, owners of an interest in a financial asset securitization investment trust (FASIT), corporations subject to the alternative minimum tax on adjusted financial statement income, and taxpayers who may be deemed to have incurred or continued indebtedness to purchase or carry, or who have paid or incurred certain expenses allocable to, tax-exempt obligations. Prospective purchasers should consult their own tax advisors as to the applicability of these consequences to their particular circumstances.

The initial public offering price of certain Bonds (the "Discount Bonds") may be less than the amount payable on such Bonds at maturity. An amount equal to the difference between the initial public offering price of a Discount Bond (assuming that a substantial amount of the Discount Bonds of that maturity are sold to the public at such price) and the amount payable at maturity constitutes original issue discount to the initial purchaser of such Discount Bond. A portion of such original issue discount allocable to the holding period of such Discount Bond by the initial purchaser will, upon the disposition of such Discount Bond (including by reason of its payment at maturity), be treated as interest excludable from gross income, rather than as taxable gain, for federal income tax purposes, on the same terms and conditions as those for other interest on the Bonds described above. Such interest is considered to be accrued actuarially in accordance with the constant interest method over the life of a Discount Bond, taking into account the semiannual compounding of accrued interest, at the yield to maturity on such Discount Bond and generally will be allocated to an initial purchaser in a different amount from the amount of the payment denominated as interest actually received by the initial purchaser during the tax year.

However, such interest may be required to be taken into account in determining the amount of the branch profits tax applicable to certain foreign corporations doing business in the United States, even though there will not be a corresponding cash payment. In addition, the accrual of such interest may result in certain other collateral federal income tax consequences to, among others, financial institutions, life insurance companies, property and casualty insurance companies, S corporations with subchapter C earnings and profits, individual recipients of Social Security or Railroad Retirement benefits, individuals otherwise qualifying for the earned income tax credit, owners of an interest in a FASIT, and taxpayers who may be deemed to have incurred or continued indebtedness to purchase or carry, or who have paid or incurred certain expenses allocable to, tax-exempt obligations. Moreover, in the event of the redemption, sale or other taxable disposition of a Discount Bond by the initial owner prior to maturity, the amount realized by such owner in excess of the basis of such Discount Bond in the hands of such owner (adjusted upward by the portion of the original issue discount allocable to the period for which such Discount Bond was held) is includable in gross income. Owners of Discount Bonds should consult with their own tax advisors with respect to the determination of accrued original issue discount on Discount Bonds for federal income tax purposes and with respect to the state and local tax consequences of owning and disposing of Discount Bonds.

The purchase price of certain Bonds (the “Premium Bonds”) paid by an owner may be greater than the amount payable on such Bonds at maturity. An amount equal to the excess of a purchaser’s tax basis in a Premium Bond over the amount payable at maturity constitutes premium to such purchaser. The basis for federal income tax purposes of a Premium Bond in the hands of such purchaser must be reduced each year by the amortizable bond premium, although no federal income tax deduction is allowed as a result of such reduction in basis for amortizable bond premium. Such reduction in basis will increase the amount of any gain (or decrease the amount of any loss) to be recognized for federal income tax purposes upon a sale or other taxable disposition of a Premium Bond. The amount of premium which is amortizable each year by a purchaser is determined by using such purchaser’s yield to maturity. Purchasers of the Premium Bonds should consult with their own tax advisors with respect to the determination of amortizable bond premium on Premium Bonds for federal income tax purposes and with respect to the state and local tax consequences of owning and disposing of Premium Bonds.

Existing law may change so as to reduce or eliminate the benefit to holders of the Bonds of the exclusion of interest thereon from gross income for federal income tax purposes. Proposed legislative or administrative action, whether or not taken, could also affect the value and marketability of the Bonds. Prospective purchasers of the Bonds should consult with their own tax advisors with respect to any proposed changes in tax law.

Ratings

The Bonds have been rated “___” (___ outlook) by Moody’s Ratings (“Moody’s”), “___” (___ outlook) by S&P Global Ratings (“S&P”), “___” (___ outlook) by Fitch Ratings (“Fitch”) and “___” (___ outlook) by Kroll Bond Rating Agency (“Kroll”). The City’s outstanding general obligation bonds are rated “Aa2” (negative outlook) by Moody’s, “AA” (stable outlook) by S&P, “AA” (negative outlook) by Fitch and “AA+” (negative outlook) by Kroll. Such ratings reflect only the views of Moody’s, S&P, Fitch and Kroll from which an explanation of the significance of such ratings may be obtained. There is no assurance that such ratings will continue for any given period of time or that they will not be revised downward or withdrawn entirely. Any such downward revision or withdrawal could have an adverse effect on the market prices of the Bonds. A securities rating is not a recommendation to buy, sell or hold securities.

Legal Opinions

The legality of the authorization and issuance of the Bonds will be affirmed by the approving legal opinions of Norton Rose Fulbright US LLP and Bryant Rabbino LLP, Co-Bond Counsel to the City. Reference should be made to the forms of such opinions as set forth in APPENDIX C hereto for the matters covered by such opinions and the scope of Co-Bond Counsel’s engagement in relation to the issuance of the Bonds.

Certain legal matters are being passed upon for the City by its Corporation Counsel.

Orrick, Herrington & Sutcliffe LLP, New York, New York, and Hardwick Law Firm, LLC, New York, New York, Co-Special Disclosure Counsel to the City, will pass upon certain legal matters in connection with the preparation of this Official Statement.

Certain legal matters will be passed upon for the Underwriters by Squire Patton Boggs (US) LLP, New York, New York, and D. Seaton and Associates, P.A., P.C., New York, New York, Co-Counsel for the Underwriters.

Underwriting

The Bonds are being purchased for reoffering by the Underwriters for whom RBC Capital Markets, LLC, BofA Securities, Inc., Jefferies LLC, J.P. Morgan Securities LLC, Loop Capital Markets LLC, Ramirez & Co., Inc., Siebert Williams Shank & Co., LLC and Wells Fargo Bank, National Association are acting as lead managers. The compensation for services rendered in connection with the underwriting of the Bonds will be \$_____, inclusive of underwriters’ expenses.

In addition, certain of the Underwriters have entered into distribution agreements with other broker-dealers (that have not been designated by the City as Underwriters) for the distribution of the Bonds at the original issue prices.

Such agreements generally provide that the relevant Underwriter will share a portion of its underwriting compensation or selling concession with such broker-dealers.

The Underwriters and their respective affiliates are full service financial institutions engaged in various activities, which may include securities trading, commercial and investment banking, financial advisory, investment management, principal investment, hedging, financing and brokerage activities. Certain of the Underwriters and their respective affiliates have, from time to time, performed, and may in the future perform, various investment banking services for the City for which they received or will receive customary fees and expenses.

In the ordinary course of their various business activities, the Underwriters and their respective affiliates may make or hold a broad array of investments and actively trade debt and equity securities (or related derivative securities) and financial instruments (which may include bank loans and/or credit default swaps) for their own account and for the accounts of their customers and may at any time hold long and short positions in such securities and instruments. Such investment and securities activities may involve securities and instruments of the City.

Continuing Disclosure Undertaking

As authorized by the Act, and to the extent that (i) Rule 15c2-12 (the “Rule”) of the Securities and Exchange Commission (“SEC”) under the Securities Exchange Act of 1934, as amended (the “1934 Act”) requires the underwriters (as defined in the Rule) of securities offered hereby (under this caption, if subject to the Rule, the “securities”) to determine, as a condition to purchasing the securities, that the City will covenant to make continuing disclosure with respect to the Bonds (the “Undertaking”), and (ii) the Rule as so applied is authorized by a federal law that as so construed is within the powers of Congress, the City agrees with the record and beneficial owners from time to time of the outstanding securities (under this caption, if subject to the Rule, “Bondholders”) to provide:

(a) within 185 days after the end of each fiscal year, to the Electronic Municipal Market Access system (“EMMA”) (www.emma.msrb.org) established by the Municipal Securities Rulemaking Board (the “MSRB”), core financial information and operating data for the prior fiscal year, including, (i) the City’s audited general purpose financial statements, prepared in accordance with generally accepted accounting principles in effect from time to time, and (ii) material historical quantitative data on the City’s revenues, expenditures, financial operations and indebtedness generally of the type found herein in Sections IV, V, VIII and IX, and under the caption “2021-2025 Summary of Operations” in Section VI, provided that if the inclusion or format of such information is changed or new information is added in such sections in any future official statement, thereafter the information provided to EMMA will contain or include by reference information of the type included in that official statement as so changed or added; and

(b) in a timely manner, not in excess of 10 Business Days after the occurrence of any event described below, notice to EMMA, of any of the following events with respect to the securities:

- (1) principal and interest payment delinquencies;
- (2) non-payment related defaults, if material;
- (3) unscheduled draws on debt service reserves reflecting financial difficulties;
- (4) unscheduled draws on credit enhancements reflecting financial difficulties;
- (5) substitution of credit or liquidity providers, or their failure to perform;
- (6) adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds;
- (7) modifications to rights of security holders, if material;

- (8) Bond calls, if material, and tender offers;
 - (9) defeasances;
 - (10) release, substitution, or sale of property securing repayment of the Bonds, if material;
 - (11) rating changes;
 - (12) bankruptcy, insolvency, receivership or similar event of the City; which event is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent or similar officer for the City in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the City, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the City;
 - (13) the consummation of a merger, consolidation, or acquisition involving the City or the sale of all or substantially all of the assets of the City, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;
 - (14) appointment of a successor or additional Fiscal Agent or the change of name of a Fiscal Agent, if material;
 - (15) incurrence of a Financial Obligation (as defined below) of the City, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the City, any of which affect Holders of the Bonds, if material;
 - (16) default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the City, any of which reflect financial difficulties; and
- (c) failure of the City to comply with clause (a) above.

Event (3) is included pursuant to a letter from the SEC staff to the National Association of Bond Lawyers dated September 19, 1995. However, event (3) may not be applicable, since the terms of the securities do not provide for “debt service reserves.”

Events (4) and (5). The City does not undertake to provide any notice with respect to credit enhancement added after the primary offering of the securities, unless the City applies for or participates in obtaining the enhancement.

Event (6) is relevant only to the extent interest on the securities is tax-exempt.

Event (8). The City does not undertake to provide the above-described event notice of a mandatory scheduled redemption, not otherwise contingent upon the occurrence of an event, if (i) the terms, dates and amounts of redemption are set forth in detail in the final official statement (as defined in the Rule), (ii) the only open issue is which securities will be redeemed in the case of a partial redemption, (iii) notice of redemption is given to the Bondholders as required under the terms of the securities and (iv) public notice of redemption is given pursuant to Exchange Act Release No. 23856 of the SEC, even if the originally scheduled amounts are reduced prior to optional redemptions or security purchases.

Events (15) and (16). “Financial Obligation” (i) means a (A) debt obligation; (B) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or

(C) guarantee of (A) or (B) but (ii) shall not include municipal securities as to which a final official statement has been provided to the MSRB consistent with the Rule.

No Bondholder may institute any suit, action or proceeding at law or in equity (“Proceeding”) for the enforcement of the Undertaking or for any remedy for breach thereof, unless such Bondholder shall have filed with the Corporation Counsel of the City evidence of ownership and a written notice of and request to cure such breach, and the City shall have refused to comply within a reasonable time. All Proceedings shall be instituted only as specified herein, in the federal or State courts located in the Borough of Manhattan, State and City of New York, and for the equal benefit of all holders of the outstanding securities benefitted by the same or a substantially similar covenant, and no remedy shall be sought or granted other than specific performance of the covenant at issue. The Undertaking shall be of no force and effect with respect to any Bond if there is a deposit in trust with a bank or trust company of sufficient cash or equivalents to pay when due all principal of, applicable redemption premium, if any, and interest on such Bond.

Any amendment to the Undertaking may only take effect if:

(a) the amendment is made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature, or status of the City, or type of business conducted; the Undertaking, as amended, would have complied with the requirements of the Rule at the time of award of the securities after taking into account any amendments or interpretations of the Rule, as well as any change in circumstances; and the amendment does not materially impair the interests of Bondholders, as determined by parties unaffiliated with the City (such as, but without limitation, the City’s financial advisor or bond counsel); and the annual financial information containing (if applicable) the amended operating data or financial information will explain, in narrative form, the reasons for the amendment and the “impact” (as that word is used in the letter from the staff of the SEC to the National Association of Bond Lawyers dated June 23, 1995) of the change in the type of operating data or financial information being provided; or

(b) all or any part of the Rule, as interpreted by the staff of the SEC at the date of the Undertaking, ceases to be in effect for any reason, and the City elects that the Undertaking shall be deemed terminated or amended (as the case may be) accordingly.

For purposes of the Undertaking, a beneficial owner of a security includes any person who, directly or indirectly, through any contract, arrangement, understanding, relationship or otherwise has or shares investment power which includes the power to dispose, or to direct the disposition of, such security, subject to certain exceptions, as set forth in the Undertaking. An assertion of beneficial ownership must be filed, with full documentary support, as part of the written request to the Corporation Counsel described above.

Financial Advisors

The City has retained Public Resources Advisory Group and Frasca & Associates, LLC to act as financial advisors with respect to the City’s general obligation bond financing program and the issuance of the Bonds.

Financial Statements

The City’s Annual Report for the fiscal year ended June 30, 2025 is included by specific reference in this Official Statement as APPENDIX B. Grant Thornton LLP, the City’s independent auditor, has not reviewed, commented on or approved, and is not associated with, this Official Statement. The report of Grant Thornton LLP relating to the City’s financial statements for the fiscal years ended June 30, 2025 and 2024, which is a matter of public record, is included in the Annual Report for the fiscal year ended June 30, 2025, which is included by specific reference in this Official Statement. However, Grant Thornton LLP has not performed any procedures on any financial statements or other financial information of the City, including without limitation any of the information contained, or included by specific reference, in this Official Statement, since the date of such report and has not been asked to consent to the inclusion of its report in this Official Statement.

Further Information

The references herein to, and summaries of, provisions of federal, State and local laws, including but not limited to the State Constitution, the Financial Emergency Act and the City Charter, and documents, agreements and court decisions, including but not limited to the Financial Plan, are summaries of certain provisions thereof. Such summaries do not purport to be complete and are qualified in their entirety by reference to such acts, laws, documents, agreements or decisions, copies of which are available for inspection during business hours at the office of the Corporation Counsel.

Copies of the most recent financial plan submitted to the Control Board are at www.nyc.gov/omb. Copies of the published Annual Comprehensive Financial Reports of the Comptroller are available at www.comptroller.nyc.gov or upon written request to the Office of the Comptroller, Deputy Comptroller for Public Finance, Municipal Building, One Centre Street, New York, New York 10007 and are available on EMMA (<https://emma.msrb.org>). Financial plans are prepared quarterly, and the Annual Comprehensive Financial Report of the Comptroller is published at the end of October of each year, as required by the City Charter.

Neither this Official Statement nor any statement which may have been made orally or in writing shall be construed as a contract or as a part of a contract with any purchaser or any holders of the Bonds.

THE CITY OF NEW YORK

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ECONOMIC AND DEMOGRAPHIC INFORMATION

This section presents certain economic and demographic information about the City. All information is presented on a calendar year basis unless otherwise indicated. The data set forth are the latest available. Sources of information are indicated in the text or immediately following the tables. Although the City considers the sources to be reliable, the City has made no independent verification of the information provided by non-City sources and does not warrant its accuracy.

New York City Economy

The City has a diversified economic base, with a substantial volume of business activity in the financial, professional services, education, healthcare, hospitality, wholesale and retail trade, information services, and technology industries, and is the location of many securities, banking, law, accounting, media, and advertising firms.

The City is a major seaport and focal point for international business. Many of the major corporations headquartered in the City are multinational in scope and have extensive foreign operations. Numerous foreign-owned companies in the United States are also headquartered in the City. These firms are found in all sectors of the City's economy, but are concentrated in trade, professional and business services, tourism and finance. The City is the location of the headquarters of the United Nations and several affiliated organizations maintain their principal offices in the City. A large diplomatic community exists in the City to staff the missions to the United Nations and the foreign consulates. No single assessed property in the City accounts for more than 0.5% of the City's real property tax revenue.

Economic activity in the City has experienced periods of growth and recession and can be expected to experience periods of growth and recession in the future. The City experienced a recession in the early 1970s through the middle of that decade, followed by a period of expansion in the late 1970s through the late 1980s. The City fell into recession again in the early 1990s which was followed by an expansion that lasted until 2001. The economic slowdown that began in 2001 as a result of the September 11 attack, a national economic recession, and a downturn in the securities industry came to an end in 2003. Subsequently, Wall Street activity, tourism and the real estate market drove a broad-based economic recovery through most of 2007. The financial crisis spurred by the collapse of the housing market and subsequent Great Recession brought the expansion to a halt in 2008. By 2010, the City began to recover and enjoyed a robust 10-year economic expansion. Beginning in 2020, the City encountered significant challenges to its economy as a result of the COVID-19 pandemic.

The reduction in business activity, travel and tourism resulting from the COVID-19 pandemic had a severe impact on the City's retail, cultural, hospitality and entertainment sectors and unemployment rates throughout the City increased substantially. However, employment in the City has recovered to above pre-pandemic levels. Certain real estate sectors sustained losses as a result of the business distress caused by COVID-19 and increased numbers of employees working from home stressed the City's office market, which has been recovering slowly but steadily since early 2024.

Uncertainties remain for commercial office markets as future demand may depend on decisions of major office tenants regarding density, remote work and relocation of operations out of the City. Personal income tax revenue projections could be negatively affected by changes in employment and earnings including, but not limited to, changes in residency status resulting from remote work or permanent relocation outside the City of individuals with high incomes (the highest 1% of earners accounted for approximately 38.8% of total personal income tax revenues in calendar year 2023).

Personal Income

From 2015 through 2024 (the most recent year for which City personal income data are available), total personal income, unadjusted for the effects of inflation, grew at a compounded annual average rate of 4.6% and 5.4% for the City and the nation, respectively. The City's total personal income per capita grew at a compounded annual average rate of 5.0% per year for the same period. In 2024, total personal income per capita in the City exceeded that of the

U.S. by 27%. The following table sets forth information regarding personal income in the City and the U.S. from 2015 to 2024.

PERSONAL INCOME⁽¹⁾

Year	Total City (\$ billions)	Per Capita ⁽²⁾ City	Per Capita U.S.	Per Capita City as a Percent of U.S.
2015	\$522.4	\$59,798	\$48,062	124%
2016	547.3	62,229	48,974	127
2017	593.2	67,286	51,006	132
2018	614.3	69,597	53,311	131
2019	627.4	71,097	55,567	128
2020	650.2	74,389	59,151	126
2021	699.6	82,751	64,692	128
2022	704.7	84,336	66,298	127
2023	746.0	88,910	70,002	127
2024	785.7	92,674	73,204	127

Sources: U.S. Department of Commerce, Bureau of Economic Analysis ("BEA") and the Bureau of the Census.

(1) In current dollars. Personal income is based on the place of residence and is measured from income which includes wages and salaries, supplements to wages and salaries, proprietors' income, personal dividend income, personal interest income, rental income of persons and transfer payments.

(2) Personal income per capita estimates reflect Census Bureau midyear population estimates available as of February 2026.

Employment Trends

The City is a leading center for the banking and securities industry, education, healthcare, life insurance, communications, publishing, fashion design, technology, information services, hospitality and retail fields. Over time, the City has experienced numerous business cycles. For example, from 2003 to 2008, the City added 257,600 private sector jobs (growth of 9%). From 2008 to 2009, the City lost 103,200 private sector jobs (decline of 3%). From 2009 to 2019, the City added 918,400 private sector jobs (growth of 29%). From 2019 to 2020, the City lost 496,000 private sector jobs, primarily due to the COVID-19 pandemic (decline of 12%). From 2020 to 2025, the City added 635,800 private sector jobs (growth of 18%). All such changes are based on average annual employment levels through and including the years referenced. As of June 2026, total employment in the City was 4,873,400, compared to 4,805,400 in June 2025 (growth of 1.4%) based on data provided by the New York State Department of Labor, which are not seasonally adjusted.

The table below shows the distribution of employment in New York City from 2016 to 2025.

EMPLOYMENT DISTRIBUTION

	2016	2017	2018	Average Annual Employment (In thousands)				2023	2024	2025
	2019	2020	2021	2022						
Goods-Producing Sectors										
Construction	147.3	152.5	158.9	161.3	138.9	141.2	143.2	143.6	142.8	137.2
Manufacturing	76.9	74.1	71.3	68.1	52.9	54.6	57.8	57.3	54.8	52.5
Service-Producing Sectors										
Trade Transportation and Utilities.....	629.7	633.3	635.4	636.4	537.1	551.2	585.8	586.0	581.3	583.3
Information	199.8	207.4	213.1	220.6	207.9	221.0	238.4	224.1	224.0	219.9
Financial Activities	466.2	469.4	477.0	485.1	471.1	466.1	488.2	502.3	505.9	514.9
Professional and Business Services ...	708.9	726.2	746.1	772.3	711.0	722.3	786.5	795.1	796.9	796.3
Education and Health Services	930.1	963.6	1,008.3	1,055.4	1,009.8	1,045.1	1,104.8	1,172.2	1,258.7	1,271.2
Leisure and Hospitality	441.9	458.8	464.4	468.1	275.7	306.0	402.2	435.6	447.9	451.5
Other Services	190.7	192.3	193.7	195.7	162.5	168.0	176.9	178.0	177.4	176.2
Total Private	3,791.4	3,877.4	3,968.2	4,063.0	3,567.0	3,675.4	3,983.8	4,094.2	4,189.8	4,202.8
Government	592.1	594.1	594.9	598.4	597.8	585.8	586.4	592.5	604.0	614.7
Total	4,383.5	4,471.5	4,563.2	4,661.4	4,164.8	4,261.2	4,570.1	4,686.7	4,793.7	4,817.5

Note: Totals may not add due to rounding or subsector disclosure limitations.

Source: New York State Department of Labor's Current Employment Statistics ("CES"). Data are presented using the North American Industry Classification System ("NAICS"). Not seasonally adjusted.

Sectoral Distribution of Employment and Earnings

In 2024, the City's service-producing sectors provided approximately 4.0 million jobs and accounted for roughly 83% of total employment. Employment levels in the service-producing sectors affect the total earnings as well as the average wage per employee because employee compensation in certain sectors, such as financial activities and professional and business services, tends to be considerably higher than in most other sectors. Moreover, average wage rates in these sectors are significantly higher in the City than in the nation. In 2024, the employment share for the City's financial activities and professional and business services sectors was approximately 27% while the earnings share for those same sectors was approximately 46%. In the nation, those same service-producing sectors accounted for approximately 20% of employment and 28% of earnings in 2024. Due to the earnings distribution in the City, sudden or large shocks in the financial markets may have a disproportionately adverse effect on the City relative to the nation.

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The City's and the nation's employment and earnings by sector for 2024 are set forth in the following table.

SECTORAL DISTRIBUTION OF EMPLOYMENT AND EARNINGS IN 2024⁽¹⁾

	Employment		Earnings ⁽²⁾	
	NYC	U.S.	NYC	U.S.
Goods-Producing Sectors				
Mining and Logging.....	0.0%	0.4%	0.3%	1.4%
Construction	3.0	5.2	2.5	6.2
Manufacturing	1.1	8.1	0.9	8.6
Total Goods-Producing	4.1%	13.7%	3.6%	16.2%
Service-Producing Sectors				
Trade, Transportation and Utilities	12.1%	18.3%	9.0%	15.4%
Information	4.7	1.9	8.9	3.9
Financial Activities.....	10.6	5.8	25.0	9.6
Professional and Business Services	16.6	14.3	20.7	18.5
Education and Health Services.....	26.3	16.8	13.3	13.1
Leisure and Hospitality	9.3	10.6	5.3	5.0
Other Services	3.7	3.8	2.6	3.4
Total Service-Producing	83.3%	71.5%	84.9%	68.8%
Total Private Sector	87.4%	85.2%	88.8%	85.0%
Government	12.6%	14.8%	11.2%	15.0%

Note: Data may not add up due to rounding or subsector disclosure limitations. Data are presented using NAICS.

Sources: The employment data are sourced from the New York State Department of Labor's CES. Earnings data are sourced from the New York State Department of Labor; the U.S. Department of Labor, Bureau of Labor Statistics; and the U.S. Department of Commerce, Bureau of Economic Analysis.

- (1) The sectoral distributions are obtained by dividing each industry's employment or earnings by total non-agricultural employment or earnings.
(2) Includes the sum of wage and salary disbursements, other labor income, and proprietors' income. The latest information available is 2024 data.

Unemployment

As of June 2026, the total unemployment rate in the City was 5.3%, up from 5.2% in June 2025, based on data provided by the New York State Department of Labor, which are seasonally adjusted.

The seasonally adjusted monthly unemployment rate of the City's resident labor force for 2024, 2025 and the first six months of 2026 is shown in the following table.

MONTHLY UNEMPLOYMENT RATE⁽¹⁾

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.
2024	4.8	4.8	4.9	5.0	5.0	5.1	5.1	5.1	5.1	5.0	5.0	4.9
2025	4.9	4.8	4.9	4.9	5.0	5.2	5.4	5.5	5.7		5.7	5.7
2026	5.7	5.8	5.7	5.6	5.4	5.3						

Source: New York State Department of Labor and U.S. Department of Labor, Bureau of Labor Statistics.

Note: Source data were not collected in October 2025 due to the federal government shutdown.

- (1) Percentage of civilian labor force unemployed: excludes those persons unable to work and discouraged workers (i.e., persons not actively seeking work because they believe no suitable work is available).

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The average annual unemployment rate of the resident labor force of the City and of the United States, from 2016 through 2025, is shown in the following table.

ANNUAL UNEMPLOYMENT RATE⁽¹⁾
(Average Annual)

	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
New York City	5.2	4.5	4.1	4.0	12.2	10.1	5.7	5.0	5.3	5.2
United States.....	4.9	4.4	3.9	3.7	8.1	5.3	3.6	3.6	4.0	4.3

Source: New York State Department of Labor and U.S. Department of Labor, Bureau of Labor Statistics.

⁽¹⁾ Percentage of civilian labor force unemployed: excludes those persons unable to work and discouraged workers (i.e., persons not actively seeking work because they believe no suitable work is available).

Public Assistance

As of May 2026, the number of persons receiving cash public assistance in the City was 576,123 compared to 602,514 in May 2025. The following table sets forth the annual average number of persons receiving cash public assistance in the City from 2017 to 2026.

PUBLIC ASSISTANCE

(Annual Averages in Thousands)

	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>
_____	366.3	356.1	334.7	363.7	372.3	424.9	478.9	556.4	595.6	581.2

Taxable Sales

The City is a major retail trade market with the greatest volume of retail sales of any city in the nation. The Sales Tax is levied on a variety of economic activities including retail sales, utility and communication sales, services and manufacturing. Taxable sales and purchases reflects data from the State Department of Taxation and Finance publication "Taxable Sales and Purchases, County and Industry Data." The yearly data presented in this paragraph and the table below cover the period from March 1 of the year prior to the listed year through the last day of February of the listed year. Between 2016 and 2020, the total taxable sales volume growth rate averaged 4.6%, primarily due to an increase in consumption as a result of local employment gains and the local and national economic recoveries. In 2021, total taxable sales declined 23.2% primarily due to the COVID-19 pandemic, but rebounded in 2022 and grew by 17.2% in 2023. In 2024 and 2025, total taxable sales increased at an average rate of 3.8%, and 2026 taxable sales increased by 5.8%.

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The following table illustrates the volume of sales and purchases subject to the Sales Tax from 2016 to 2026.

TAXABLE SALES AND PURCHASES SUBJECT TO SALES TAX
(In Billions)

Year⁽¹⁾	Retail⁽²⁾	Utility & Communication Sales⁽³⁾	Services⁽⁴⁾	Manufacturing	Other⁽⁵⁾	Total
2016.....	\$47.8	\$22.1	\$51.1	\$5.7	\$23.2	\$149.9
2017.....	48.3	22.8	53.1	6.1	25.2	155.5
2018.....	49.8	23.2	55.4	6.8	27.4	162.4
2019.....	52.1	24.1	58.5	7.1	30.5	172.3
2020.....	55.4	25.5	61.1	7.6	33.0	182.6
2021.....	48.8	26.6	31.1	7.9	25.7	140.2
2022.....	62.4	29.6	50.6	8.1	33.1	183.8
2023.....	65.9	32.0	68.2	9.1	40.5	215.7
2024.....	65.9	33.6	72.9	9.0	42.5	223.8
2025.....	66.1	33.6	77.4	9.2	46.2	232.5
2026.....	68.4	37.5	82.9	9.5	47.6	245.8

Source: State Department of Taxation and Finance publication "Taxable Sales and Purchases, County and Industry Data." Totals may not add due to rounding. Data are presented using NAICS, and for years 2023, 2024, 2025 and 2026, reflect the NAICS 2022 redefinitions.

(1) The yearly data are for the period from March 1 of the year prior to the listed year through the last day of February of the listed year.

(2) Retail sales include building materials, general merchandise, food, auto dealers/gas stations, apparel, furniture, eating and drinking and miscellaneous retail.

(3) Utility and Communication Sales include both residential and non-residential electric, and residential and non-residential gas and communication.

(4) Services include business services, hotel occupancy services (stays for the first 90 days), and other services (auto repair, parking and others).

(5) Other includes construction, wholesale trade, arts, entertainment and recreation, and others. Also included in Other are local tax base components of City taxable sales and purchases which include Manhattan parking services, hotel occupancy services (stays from 91 to 180 days), and miscellaneous services (credit rating and reporting services, miscellaneous personal services, and other services).

Population

The City has been the most populous city in the United States since 1790. The City's population is larger than the combined populations of Los Angeles and Chicago, the two next most populous cities in the nation.

POPULATION

Year	Total Population
1970	7,894,862
1980	7,071,639
1990	7,322,564
2000	8,008,278
2010	8,175,133
2020	8,804,190

Note: Figures do not include an undetermined number of undocumented persons.

Source: U.S. Department of Commerce, Bureau of the Census.

The United States Census Bureau estimates the City's population to be 8,584,629 as of July 2025.

The following table sets forth the distribution of the City's population by age in 2010 and 2020.

DISTRIBUTION OF POPULATION BY AGE

<u>Age</u>	<u>2010</u>		<u>2020</u>	
		<u>% of Total</u>		<u>% of Total</u>
Under 5	517,724	6.3	475,637	5.4
5 to 17.....	1,250,387	15.3	1,264,505	14.4
18 to 24.....	869,344	10.6	829,167	9.4
25 to 34.....	1,392,445	17.0	1,570,023	17.8
35 to 44.....	1,154,687	14.1	1,227,752	13.9
45 to 64.....	1,997,388	24.4	2,126,882	24.2
65 and Over	993,158	12.1	1,310,224	14.9

Source: U.S. Department of Commerce, Bureau of the Census.

Housing

In 2023, the housing stock in the City consisted of approximately 3,705,000 housing units, excluding certain special types of units primarily in institutions such as hospitals and universities ("Housing Units") according to the 2023 Housing and Vacancy Survey Selected Initial Findings, released February 8, 2024. The 2023 housing inventory represented an increase of approximately 61,000 units, or 1.7%, since 2021. The 2023 Housing and Vacancy Survey indicates that rental housing units continue to predominate in the City. Of all occupied housing units in 2023, approximately 32.3% were conventional home-ownership units, cooperatives or condominiums and approximately 67.7% were rental units. The following table presents trends in the housing inventory in the City.

HOUSING INVENTORY (In Thousands)

<u>Ownership/Occupancy Status</u>	<u>1996</u>	<u>1999</u>	<u>2002</u>	<u>2005</u>	<u>2008</u>	<u>2011</u>	<u>2014</u>	<u>2017</u>	<u>2021</u>	<u>2023</u>
Total Housing Units	2,995	3,039	3,209	3,261	3,328	3,352	3,400	3,469	3,644	3,705
Owner Units	858	932	997	1,032	1,046	1,015	1,033	1,038	1,017	1,118
Owner-Occupied	834	915	982	1,010	1,019	984	1,015	1,006	986	1,109
Vacant for Sale	24	17	15	21	26	31	18	32	30	9
Rental Units	2,027	2,018	2,085	2,092	2,144	2,173	2,184	2,183	2,274	2,357
Renter-Occupied.....	1,946	1,953	2,024	2,027	2,082	2,105	2,109	2,104	2,171	2,324
Vacant for Rent	81	64	61	65	62	68	75	79	103	33
Vacant Not Available for Sale or Rent ⁽¹⁾	110	89	127	137	138	164	183	248	353	230

Note: Details may not add up to totals due to rounding.

Sources: U.S. Bureau of the Census, 1996, 1999, 2002, 2005, 2008, 2011, 2014, 2017, 2021 and 2023 New York City Housing and Vacancy Surveys.

⁽¹⁾ Vacant units.

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ANNUAL COMPREHENSIVE FINANCIAL REPORT

The Annual Report for the fiscal year ended June 30, 2025 is included by specific reference in this Official Statement as Appendix B. The report of Grant Thornton LLP relating to the City's financial statements for the fiscal years ended June 30, 2025 and 2024, which is a matter of public record, is included in the Annual Report for the fiscal year ended June 30, 2025, which is included by specific reference in this Official Statement. However, Grant Thornton LLP has not performed any procedures on any financial statements or other financial information of the City, including without limitation any of the information contained in this Official Statement, since the date of such report and has not been asked to consent to the inclusion of its report in this Official Statement.

The Annual Report for the fiscal year ended June 30, 2025 is available for inspection at the Office of the City Comptroller and at <https://comptroller.nyc.gov/reports/annual-comprehensive-financial-reports/> and is available on EMMA (<https://emma.msrb.org>).

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United States

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nortonrosefulbright.com

_____, 2026

Honorable Mark D. Levine
Comptroller
The City of New York Municipal Building
New York, New York 10007

Dear Comptroller Levine:

We have acted as Co-Bond Counsel to The City of New York (the “City”), a municipal corporation of the State of New York (the “State”), in connection with the issuance by the City on the date hereof of its General Obligation Bonds, Fiscal 2027 Series A (Tax-Exempt) (the “Bonds”).

The Bonds are issued pursuant to the Constitution of the State, the Local Finance Law of the State, and the Charter of the City, and in accordance with a certificate of the Deputy Comptroller for Public Finance of the City dated the date hereof and related proceedings. We have examined, and in expressing the opinions hereinafter described we rely upon, certificates of the City and such other agreements, documents and matters as we deem necessary to render our opinions. We have not undertaken an independent investigation of the matters described or contained in the foregoing certificates, agreements and documents. We have assumed, without undertaking to verify, the authenticity of all documents submitted to us as originals, the conformity to originals of all documents submitted to us as certified copies, the genuineness of all signatures, the due and legal execution and delivery thereof by, and validity against, any parties other than the City, and the accuracy of the statements contained in such documents.

Based upon the foregoing and our examination of existing law, we are of the opinion that:

1. The Bonds have been duly authorized, executed and issued in accordance with the Constitution and statutes of the State and the Charter of the City and constitute valid and legally binding obligations of the City for the payment of which the City has validly pledged its faith and credit, and all real property within the City subject to taxation by the City is subject to the levy by the City of ad valorem taxes, without limit as to rate or amount, for payment of the principal of and interest on the Bonds.
2. Interest on the Bonds is exempt from personal income taxes imposed by the State or any political subdivision thereof, including the City.

Norton Rose Fulbright US LLP is a limited liability partnership registered under the laws of Texas.

Norton Rose Fulbright US LLP, Norton Rose Fulbright LLP, Norton Rose Fulbright Australia, Norton Rose Fulbright Canada LLP and Norton Rose Fulbright South Africa Inc are separate legal entities and all of them are members of Norton Rose Fulbright Verein, a Swiss verein. Norton Rose Fulbright Verein helps coordinate the activities of the members but does not itself provide legal services to clients. Details of each entity, with certain regulatory information, are available at nortonrosefulbright.com.

3. The City has covenanted in a tax certificate dated the date hereof to comply with certain provisions of the Internal Revenue Code of 1986, as amended to the date hereof (the “Code”), relating to the exclusion from gross income of the interest on the Bonds for purposes of federal income taxation. Assuming compliance by the City with such covenants, interest on the Bonds will be excludable from the gross income of the owners thereof for federal income tax purposes.

4. Interest on the Bonds is not an item of tax preference for purposes of the federal alternative minimum tax on individuals. The Code contains other provisions that could result in tax consequences, upon which we render no opinion, as a result of ownership of such Bonds or the inclusion in certain computations (including, without limitation, those related to the alternative minimum tax on the adjusted financial statement income of certain corporations) of interest that is excluded from gross income.

We express no opinion with respect to any other federal, state or local tax consequences under present law or any proposed legislation resulting from the receipt or accrual of interest on, or the acquisition or disposition of, the Bonds. Furthermore, we express no opinion as to the effect on the exclusion from gross income of interest on the Bonds of any action (including without limitation a change in the interest rate mode with respect to any of the Bonds) taken or not taken after the date of this opinion without our approval. Ownership of tax-exempt obligations such as the Bonds may result in collateral federal tax consequences to, among others, financial institutions, life insurance companies, property and casualty insurance companies, certain foreign corporations doing business in the United States, “S” corporations with subchapter C earnings and profits, owners of an interest in a financial asset securitization investment trust, individual recipients of Social Security or Railroad Retirement Benefits, individuals otherwise qualifying for the earned income tax credit, corporations subject to the alternative minimum tax on adjusted financial statement income, and taxpayers who may be deemed to have incurred or continued indebtedness to purchase or carry, or who have paid or incurred certain expenses allocable to, tax-exempt obligations.

The rights of the owners of the Bonds and the enforceability thereof may be subject to bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors’ rights heretofore or hereafter enacted, to the extent constitutionally applicable, and the enforcement of related contractual and statutory covenants of the City and the State may also be subject to the exercise of the State’s police powers and of judicial discretion in appropriate cases.

Our opinions are based on existing law, which is subject to change. Such opinions are further based on our knowledge of facts as of the date hereof. We assume no duty to update or supplement our opinions to reflect any facts or circumstances that may hereafter come to our attention or to reflect any changes in any law that may hereafter occur or become effective. Moreover, our opinions are not a guarantee of result and are not binding on the Internal Revenue Service; rather, such opinions represent our legal judgment based upon our review of existing law that we deem relevant to such opinions and in reliance upon the representations and covenants referenced above.

Very truly yours,

_____, 2026

Honorable Mark D. Levine
Comptroller
The City of New York
Municipal Building
New York, New York 10007

Dear Comptroller Levine:

We have acted as Co-Bond Counsel to The City of New York (the “City”), a municipal corporation of the State of New York (the “State”), in connection with the issuance by the City on the date hereof of its General Obligation Bonds, Fiscal 2027 Series A (Tax-Exempt) (the “Bonds”).

The Bonds are issued pursuant to the Constitution of the State, the Local Finance Law of the State, and the Charter of the City, and in accordance with a certificate of the Deputy Comptroller for Public Finance of the City dated the date hereof and related proceedings. We have examined, and in expressing the opinions hereinafter described we rely upon, certificates of the City and such other agreements, documents and matters as we deem necessary to render our opinions. We have assumed, with your permission, that capital projects of the City to be financed or refinanced, as applicable, with proceeds of the Bonds, and reviewed by other bond counsel for the City, have been properly designated by the City in the City’s financial management system as eligible for financing or refinancing, as applicable, with such proceeds under applicable State law, including the Local Finance Law, and, with respect to projects to be financed or refinanced with proceeds of the Bonds, under the Code (as defined herein). We have not undertaken an independent investigation of the matters described or contained in the foregoing certificates, agreements and documents. We have assumed, without undertaking to verify, the authenticity of all documents submitted to us as originals, the conformity to originals of all documents submitted to us as certified copies, the genuineness of all signatures, the due and legal execution and delivery thereof by, and validity against, any parties other than the City, and the accuracy of the statements contained in such documents.

Based upon the foregoing and our examination of existing law, we are of the opinion that:

1. The Bonds have been duly authorized, executed and issued in accordance with the Constitution and statutes of the State and the Charter of the City and constitute valid and legally binding obligations of the City for the payment of which the City has validly pledged its faith and credit, and all real property within the City subject to taxation by the City is subject to the levy by the City of ad valorem taxes, without limit as to rate or amount, for payment of the principal of and interest on the Bonds.
2. Interest on the Bonds is exempt from personal income taxes imposed by the State or any political subdivision thereof, including the City.
3. The City has covenanted in a tax certificate dated the date hereof to comply with certain provisions of the Internal Revenue Code of 1986, as amended to the date hereof (the “Code”), relating to the exclusion from gross income of the interest on the Bonds for purposes of federal income taxation. Assuming compliance by the City with such covenants, interest on the Bonds will be excludable from the gross income of the owners thereof for federal income tax purposes.
4. Interest on the Bonds is not an item of tax preference for purposes of the federal alternative minimum tax on individuals. The Code contains other provisions that could result in tax consequences, upon which we render no opinion, as a result of ownership of such Bonds or the inclusion in certain computations (including, without limitation, those related to the alternative minimum tax on the adjusted financial statement income of certain corporations) of interest that is excluded from gross income.

We express no opinion with respect to any other federal, state or local tax consequences under present law or any proposed legislation resulting from the receipt or accrual of interest on, or the acquisition or disposition of, the Bonds. Furthermore, we express no opinion as to the effect on the exclusion from gross income of interest on the Bonds of any action (including without limitation a change in the interest rate mode with respect to any of the Bonds) taken or not taken after the date of this opinion without our approval. Ownership of tax-exempt obligations such as the Bonds may result in collateral federal tax consequences to, among others, financial institutions, life insurance companies, property and casualty insurance companies, certain foreign corporations doing business in the United States, "S" corporations with subchapter C earnings and profits, owners of an interest in a financial asset securitization investment trust, individual recipients of Social Security or Railroad Retirement Benefits, individuals otherwise qualifying for the earned income tax credit, corporations subject to the alternative minimum tax on adjusted financial statement income, and taxpayers who may be deemed to have incurred or continued indebtedness to purchase or carry, or who have paid or incurred certain expenses allocable to, tax-exempt obligations.

The rights of the owners of the Bonds and the enforceability thereof may be subject to bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors' rights heretofore or hereafter enacted, to the extent constitutionally applicable, and the enforcement of related contractual and statutory covenants of the City and the State may also be subject to the exercise of the State's police powers and of judicial discretion in appropriate cases.

Our opinions are based on existing law, which is subject to change. Such opinions are further based on our knowledge of facts as of the date hereof. We assume no duty to update or supplement our opinions to reflect any facts or circumstances that may hereafter come to our attention or to reflect any changes in any law that may hereafter occur or become effective. Moreover, our opinions are not a guarantee of result and are not binding on the Internal Revenue Service; rather, such opinions represent our legal judgment based upon our review of existing law that we deem relevant to such opinions and in reliance upon the representations and covenants referenced above.

Very truly yours,

VARIABLE RATE BONDS

Variable Rate Demand Bonds

Series	Outstanding Principal Amount	Facility Provider⁽¹⁾	Facility Expiration⁽²⁾
2006I-8	\$50,000,000	State Street Bank and Trust Company	May 26, 2027
2008L-3	80,000,000	Bank of America, N.A.	July 29, 2027
2008L-4	100,000,000	US Bank, N.A.	June 6, 2031
2010G-4	150,000,000	Barclays Bank, PLC	March 29, 2027
2012A-4	100,000,000	Sumitomo Mitsui Banking Corporation	March 2, 2028
2012G-6	106,945,000	Mizuho Bank, Ltd.	March 15, 2027
2013A-2	100,000,000	Mizuho Bank, Ltd.	October 8, 2027
2013A-3	100,000,000	Mizuho Bank, Ltd.	October 8, 2027
2013A-4	75,000,000	Sumitomo Mitsui Banking Corporation	October 11, 2030
2013A-5	50,000,000	Sumitomo Mitsui Banking Corporation	October 11, 2030
2013F-3	180,000,000	Bank of America, N.A.	March 12, 2030
2014D-4	100,000,000	TD Bank, N.A.	September 30, 2027
2014D-5	75,000,000	PNC Bank, National Association	October 10, 2028
2014I-2	100,000,000	JPMorgan Chase Bank, N.A.	March 22, 2030
2014I-3	200,000,000	US Bank, N.A.	April 22, 2030
2015F-5	100,000,000	Barclays Bank, PLC	June 18, 2027
2015F-6	100,000,000	JPMorgan Chase Bank, N.A.	June 17, 2027
2017A-4	200,000,000	State Street Bank and Trust Company	April 22, 2030
2017A-5	81,000,000	JPMorgan Chase Bank, N.A.	July 31, 2026 ⁽³⁾
2017A-6	50,000,000	JPMorgan Chase Bank, N.A.	July 31, 2026 ⁽³⁾
2017A-7	50,000,000	BMO	August 14, 2028
2018B-4	100,000,000	Barclays Bank, PLC	September 29, 2028
2018B-5	100,000,000	Barclays Bank, PLC	September 29, 2028
2018E-5	50,000,000	TD Bank, N.A.	September 30, 2027
2019D-4	150,000,000	State Street Bank and Trust Company	January 19, 2028
2022D-3	200,000,000	State Street Bank and Trust Company	May 26, 2027
2022D-4	100,000,000	State Street Bank and Trust Company	May 26, 2027
2023A-3	200,000,000	BMO	September 7, 2028
2023A-4	100,000,000	TD Bank, N.A.	September 8, 2027
2025G-2	100,000,000	Bank of America, N.A.	April 27, 2029
2025G-3	100,000,000	TD Bank, N.A.	April 26, 2030
2026H-2	200,000,000	JPMorgan Chase Bank, N.A.	April 23, 2031
2026H-4	300,000,000	Bank of America, N.A.	April 23, 2030
	<u>\$3,847,945,000</u>		

Index Rate Bonds⁽⁴⁾

Series	Outstanding Principal Amount	Step up Date
2012A-5.....	\$ 50,000,000	September 30, 2026
2012D-3B.....	50,000,000	September 30, 2026
2015F-7	50,000,000	June 23, 2031
2018E-4	200,000,000	January 24, 2031
2025C-3	300,000,000	September 10, 2029
2025G-4.....	100,000,000	April 29, 2028
2026A-2	100,000,000	August 19, 2030
2026H-3	200,000,000	April 23, 2031
2026H-5	200,000,000	April 23, 2031
	<u>\$1,250,000,000</u>	

Adjustable Rate Remarketed Securities^{SM(5)}

Series	Outstanding Principal Amount
2020B-3.....	\$ 100,000,000
2021-2	129,675,000
2021-3	129,675,000
	<u>\$ 359,350,000</u>

Auction Rate Bonds

Series	Outstanding Principal Amount
Various.....	\$ 98,825,000

- (1) Each series of variable rate demand bonds is supported by a facility in the form of a letter of credit or standby bond purchase agreement with the identified facility provider.
- (2) The City expects to renew or replace any expiring letter of credit or standby bond purchase agreement on or prior to its expiration date or convert the related bonds to another interest rate mode.
- (3) On or about July 28, 2026, the City expects to extend the expiration date to July 31, 2031.
- (4) The City's index rate bonds pay interest based on a specified index. Such bonds also provide for an increased rate of interest commencing on an identified step-up date if such bonds are not converted or refunded.
- (5) The City's Adjustable Rate Remarketed SecuritiesSM provide for an increased rate of interest if tendered bonds cannot be remarketed for a specified number of days.