

Submitted to

Honorable Rudolph W. Giuliani, Mayor
Honorable Alan G. Hevesi, Comptroller
Honorable Marc V. Shaw,
Director of Management and Budget

Submitted by

The Chairperson and Members
of the New York City Housing
Development Corporation

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Deborah C. Wright



Barbara Udell

► **On behalf of the Members** of the New York City Housing Development Corporation and its subsidiary corporations including the New York City Residential Mortgage Insurance Corporation ("REMIC"), we are pleased to submit the 1994 Annual Report. In calendar year 1994, HDC marketed five bond issues totalling nearly \$159 million, making it the second most active year for the Corporation in the past decade. The proceeds of four of the issues are being utilized to finance 19 developments throughout the City of New York which will provide construction and/or permanent financing for nearly 1,600 units of newly constructed and rehabilitated rental and limited equity cooperative housing. The proceeds of the fifth issue refinanced an "80/20" rental development originally funded by HDC in 1985. In the same period, REMIC provided mortgage insurance for an additional 518 affordable housing units.

► **The activities of the past year** reinforced trends we noted in last year's report and built upon the prior year's accomplishments. Most notably, the Corporation provided financing for two new "80/20" rental developments located in Manhattan which totalled 712 apartments. The first financing, a \$57 million tax-exempt issue for The Brittany, a 272-unit new construction project on the Upper East Side, is secured by a Chemical Bank letter of credit. It is the first such financing backed by credit enhancement from a New York based bank in nearly a decade. In December, HDC issued \$55 million in tax-exempt bonds for Tribeca Towers, a 440-unit development in lower Manhattan. This bond issue is secured by credit enhancement from the Federal National Mortgage Association ("Fannie Mae"), marking the first time Fannie Mae has backed an HDC bond issue. We believe these financings demonstrate the growing strength of the City's rental housing market and the soundness of the Corporation's "80/20" program. As further evidence of this, at year end the Corporation had developed an "80/20" pipeline of over a dozen projects with a construction value of nearly \$1 billion. We hope to bring a substantial number of these projects to fruition in 1995.

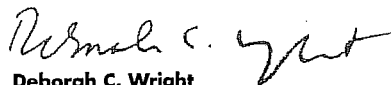
► **In 1994**, HDC also privately placed a \$6.5 million "taxable" bond issue with the New York State Common Retirement Fund. These bonds were issued under an "open resolution" the Corporation adopted last year and are rated AA/Aa even though the mortgages HDC will make with the proceeds will not be insured. Through this bond issue, HDC will be able to provide first position mortgage loans at interest rates which are approximately 100 to 200 basis points lower than other conventional lenders for sixteen Vacant Building and Participation Loan Program projects being subsidized by the City's Department of Housing Preservation and

Development. In turn, the availability of financing at favorable rates will permit these projects to be developed with smaller City subsidies. We intend to further our efforts to assist the City in leveraging its resources to produce affordable housing for the citizens of New York.

> **The past year** also saw HDC issue \$12.3 million in bonds to provide the permanent first mortgage loan for Maple Court, a 135-unit limited equity cooperative being developed in East Harlem under the aegis of North General Hospital. While HDC had issued bonds for low-rise limited equity co-ops in the past, Maple Court is the first mid-rise project to be developed under this program which is uniquely utilized by HDC. As we seek to expand homeownership opportunities for moderate and middle income New Yorkers, we hope that Maple Court can serve as a model for future developments.

> **Finally, 1994** was a significant year for REMIC. In the first full year of operations since REMIC was incorporated as an HDC subsidiary, REMIC committed to insure 18 mortgages containing 518 units, representing a substantial increase from prior years' activities. As the year ended, REMIC was working on several new initiatives which it expects will further expand its ability to leverage private capital for affordable housing in coming years.

> **Sweeping changes** in both Washington and Albany were witnessed during the past year. All across the country, citizens voted as they did in New York City's 1993 election, for smaller, more efficient government. Under such circumstances the search for new and innovative methods to raise low cost capital for affordable housing to better leverage increasingly scarce direct government resources will become increasingly important. HDC's demonstrated ability to develop programs will be an asset to the City as it seeks to do more with less. We look forward to the coming year as one in which we can expand our partnership with the City and the private sector to strengthen affordable housing opportunities while building and preserving the neighborhoods which are our City's strength.



Deborah C. Wright
Chairperson



Barbara Udell
President

➤ **The Brittany and Tribeca Towers - HDC's 80/20 Program Grows**

Building upon the success of Manhattan West, a 1,000-unit "80/20" rental housing development which the Corporation financed at the end of 1993, HDC issued \$112,000,000 in tax-exempt bonds to fund two new mixed-income rental developments in 1994. These two projects contain a total of 712 units, including 143 apartments for low and very low income families. Unlike Manhattan West, which relied upon a mortgage insurance commitment from the United States Department of Housing and Urban Development, an agency of the Federal government, the two "80/20" projects financed by HDC in 1994 were credit enhanced by private entities including a group of commercial banks and Fannie Mae. The willingness of these non-governmental organizations to credit enhance HDC tax-exempt bond issues for newly-constructed mixed income housing is a strong indication that the development and lending communities have confidence in the City's economy in general, and HDC's "80/20" rental program in particular.

➤ **In July**, the Corporation issued \$57,000,000 in tax-exempt bonds to provide construction and permanent financing for The Brittany, a 272-unit new construction project being developed at East 92nd Street and York Avenue on the site of the old headquarters of the ASPCA. The project is being developed by Glenwood Management, one of the leading owner/managers of rental housing in New York City. While Glenwood has developed over 5,000 units of housing in Manhattan, The Brittany is the first project it developed on a mixed-income basis through HDC's "80/20" program.

➤ **The Brittany** is also the first HDC "80/20" project to be credit enhanced by an irrevocable direct pay letter of credit issued by Chemical Bank. Participating with Chemical in the letter of credit are Marine Midland Bank and Fleet Bank. Through the letter of credit, the three banks guarantee the timely payment of principal and interest on HDC's tax-exempt variable-rate bonds.

➤ **Making remarkable progress**, Glenwood had substantially completed construction of The Brittany by year's end with occupancy having commenced in January 1995. The project contains 55 one and two bedroom apartments which will be rented by low and very low income families earning from \$13,000 to \$23,000 per year. Through HDC's "80/20" program these families will be able to call these high quality apartments "home".

➤ **In December**, HDC issued \$55,000,000 in variable-rate tax-exempt bonds for Tribeca Towers, a 440-unit project located on Duane Street in lower Manhattan. The story of Tribeca Towers is illustrative of the New York City real estate market and the role which HDC can serve in stimulating the production of much needed affordable new housing here.

➤ **Tribeca Towers** was constructed in 1991. The original developer intended to sell individual units in the project as condominiums at market rates. However, due to the decline in the City's real estate market, the original developer was unable to sell enough units to have the condominium plan declared effective.

As a result, the building remained vacant for over two years until a limited partnership led by The Related Companies, one of the City's premier residential developers, purchased the property at the end of 1993.

➤ **Throughout 1994**, Related worked to obtain a commitment from a credit enhancement provider to enable HDC to access the tax-exempt bond market so that the project could be operated as an "80/20" rental. However, despite the success of Related's three other HDC financed "80/20" projects, the task of finding credit support for an HDC bond issue proved difficult until Fannie Mae stepped up to fill the void. Working against an end of the year deadline, HDC, Fannie Mae and Related successfully closed the bond issue on the next to last business day of the year, just one day before the limited Private Activity Tax-Exempt Bond Volume Cap authority obtained for the project would have expired.

➤ **While Tribeca Towers** was not successful as a condominium, its transformation into a mixed-income rental has produced exceptional results. All 440 units have been rented, including 88 studio, one and two bedroom units for individuals and families of low and very low income. These apartment rents range from \$271/month for a very low income studio to \$432/month for a low income two bedroom apartment.

➤ **The success** of The Brittany and Tribeca Towers, along with Manhattan West, demonstrates that HDC's "80/20" program can serve not only as a vehicle to produce economically integrated mixed income housing without direct government subsidies, but also as a countercyclical tool to stimulate the City's construction industry in a period where there is otherwise extremely limited development due to the decline in the City's conventional "for sale" housing market. The three projects financed in the past year created thousands of construction jobs and hundreds of permanent positions. Equally as significant, in addition to providing badly needed low and very low income housing, these developments help the City and State to house middle income families who might otherwise be forced to move to other areas. It is vital to both the City and State to be able to produce new housing for these families, not just for the taxes that such households pay, but for the economic activity their presence in the Empire State generates.

➤ **Maple Court - Expanding Homeownership Opportunities for Moderate Income New Yorkers**
With homeowners constituting less than one-third of New York City's households, New York is a city of renters. This is particularly true in the City's low and moderate income areas where the scarcity and expense of land, coupled with the high cost of building throughout the metropolitan area, severely hampers the development of homes affordable to working families. In turn, the lack of homeownership opportunities for moderate income families has hindered The City of New York's efforts to revitalize and stabilize working class neighborhoods. The City believes that it is essential to provide such opportunities to working class families in order to help retain them within the City.

➤ **To assist the City with this goal**, HDC and the City's Department of Housing Preservation and Development ("HPD") developed a unique program to provide below market rate financing from the proceeds of tax-exempt Mortgage Revenue Bonds for the underlying or "blanket" mortgages of limited equity cooperatives developed on City-owned sites. In the early 1990's, HDC financed five low rise cooperatives in Williamsburg, Brooklyn and the South Bronx. In 1994, the Corporation proceeded with financing the development of its largest such project to date, Maple Court, a 135-unit mid-rise project being constructed in East Harlem, one of the City's lowest income neighborhoods.

➤ **Maple Court** was spearheaded by North General Hospital ("NGH"), a not-for-profit health care provider in the community. As the largest private employer in East Harlem, NGH, which recently oversaw the construction of its new 240-bed hospital facility located across the street from Maple Court, has long been a community leader. NGH was able to bring together the various members of the development team which, in addition to HDC and HPD, included Sparrow Construction Corp., an experienced developer/builder of affordable housing in the City, and Chase Manhattan Bank, N.A., the project's lead construction lender. The State of New York Mortgage Agency provided credit enhancement for HDC's bonds by agreeing to fully insure the HDC permanent mortgage.

➤ **Maple Court Cooperative will be** a U-shaped, elevator building surrounding a landscaped courtyard. In keeping with the moderate rise character of the buildings in the community, the front of the building is six stories and there are two four-story wings. The project will contain 134 apartments for tenant-shareholders in two and three bedroom units. Many of the units will include a second bath as well as a terrace or patio.

➤ **HDC will provide Maple Court with** an \$11,863,627 thirty year permanent first "blanket" mortgage at a rate of 6.51% from the proceeds of an April 1994 tax-exempt bond issue which the Corporation privately placed with Fannie Mae. HPD provided an interest free construction loan of \$4,725,000 (\$35,000 per unit) which will convert to a subordinate permanent loan. In addition, the City sold the land to the development team for a cash price of \$67,500 (\$500 per unit) and took back a subordinate purchase money mortgage in the amount of \$1,132,500, which represented the difference between the cash price and the appraised value of the land. The HPD loans are repayable only from the appreciation earned upon the sale of a unit, in which case HPD is entitled to 50% of any profit made. Maple Court is also expected to qualify for a 25-year real estate tax exemption provided by the City.

➤ **The availability** of HDC's below market rate financing and the City subsidies greatly benefit the purchasers. Downpayments average only \$3,811/unit which is not significantly more than the total deposit one would have to put down for a comparable rental unit. As no individual mortgage needs to be obtained, virtually all closing costs such as lender points and attorney fees are eliminated. Likewise, the average monthly maintenance charges of \$866 are affordable to moderate-income families. Mortgage interest and real estate tax deductions further

enhance the affordable nature of the project, lowering the average monthly maintenance fee on an after-tax basis to approximately \$742 for a family in a 25% combined income tax bracket. Using common affordability ratios, the apartments in Maple Court are actually affordable to families earning less than 90% of the City's median income.

➤ **Rehabilitation Financing - HDC and REMIC** **Fill a Need**

During 1994, both HDC and REMIC responded to the City's need for permanent financing for rehabilitated housing. The lack of long-term fixed-rate mortgages is a primary impediment to the rehabilitation and upkeep of much of the City's affordable rental and limited equity cooperative housing stock. To help meet this need, HDC developed a new source of "take-out" financing at affordable rates, while REMIC greatly expanded its activities in its first full year as an HDC subsidiary.

➤ **In October**, HDC privately placed a \$6,500,000 "taxable" bond issue with the New York State Common Retirement Fund, a pension plan established for New York State government employees. While the dollar size of the issue was small, the impact was large. Through this issue, the Corporation was able to assure permanent financing for 747 apartments being moderately and substantially rehabilitated through HPD's Participation Loan and Vacant Building Programs.

➤ **HDC's funds are being loaned** at a fixed rate of 8.95%, which was approximately 100-200 basis points lower than other conventional rates available at that time. HDC's ability to access pension fund capital at favorable rates enabled HPD to generate Capital Budget savings or to accelerate the repayment of subordinate loans made under HPD's two loan programs.

➤ **In addition** to better leveraging increasingly scarce government resources, the financing had other benefits. As a result of the bond issue, the Corporation will be purchasing construction loans from four lenders: The Community Preservation Corporation, Chase Community Development Corporation, Chemical Community Development Inc. and National Westminster Bank, USA. The ready availability of permanent "take-out" financing from HDC will encourage these and other construction lenders to make affordable housing construction loans as their ability to sell such loans to HDC enhances their liquidity.

➤ **HDC is also** making these permanent loans without relying upon mortgage insurance from either the Federal or State government programs. The Corporation's ability to make these uninsured loans reduces bureaucratic paperwork and delays associated with the Federal program and also lessens the burden on the State insurance fund. Finally, unlike other less flexible "take-out" programs, there is no minimum loan size, a restriction which drastically limits the ability of many smaller projects to obtain fixed-rate permanent financing. We hope to be able to replicate this program in coming years to further expand the supply of affordable mortgage capital.

Members of the Board

► *Deborah C. Wright* Chairperson and Member ex-officio. Ms. Wright was appointed Commissioner of the New York City Department of Housing Preservation and Development ("HPD") effective January 1, 1994. She most recently served as one of the three Board Members of the New York City Housing Authority ("NYCHA"), from May 1992 to December 1993. During her term as a Board Member of NYCHA she took on the broad managerial responsibilities of General Manager. Prior to that, Ms. Wright was a member of the New York City Planning Commission from 1990 to 1992, while simultaneously serving as an Adjunct Professor at the Graduate School of Architecture Planning and Preservation at Columbia University. In addition, Ms. Wright was Executive Director of the Community Partnership Development Corporation, a corporation affiliated with the New York City Partnership, Inc. from 1988-1990, and was Director of Marketing of the Partnership from 1987-1988. Ms. Wright started her career as an associate in CS First Boston Corporation's Corporate Finance Group. Ms. Wright is a graduate of Harvard Business School and Harvard Law School and is a member of the New York Bar.

► *Bill Green* Vice Chairperson and Member, term expires December 31, 1997. Mr. Green has served as a Board member of The Housing Partnership Development Corporation since 1993. Previously, he represented New York's 15th Congressional District in the U.S. House of Representatives for eight terms, from February 14, 1978 to January 1993. From 1981 to 1992, he served on the House Appropriations Committee and was the Ranking Republican Member of its Veterans Affairs Housing and Urban Development Independent Agencies Subcommittee. Mr. Green co-chaired the National Commission on Severely Distressed Public Housing from 1991 to 1992 and also served as one of the House members on the U.S. Holocaust Memorial Council. Prior to his election to the Congress, from 1970 to 1977, he was the Regional Administrator of the U.S. Department of Housing and Urban Development for the federal region which included New York, New Jersey, Puerto Rico and the Virgin Islands. Before that Mr. Green was a member of the New York State Assembly from 1965 to 1968. From 1961 to 1964, he served as Chief Counsel to the New York Joint Legislative Committee on Housing and Urban Development. Mr. Green has also been an attorney in private practice in New York City.

► *Joseph J. Lhota* Member ex-officio. Mr. Lhota was appointed Commissioner of Finance effective January 24, 1995. He most recently served as Chief of Staff to the Deputy Mayor for Finance and Economic Development since March 1, 1994. Prior to entering government service, Mr. Lhota was an investment banker with CS First Boston Corporation and Paine Webber. He received his Bachelor of Science Degree from Georgetown University and an MBA from Harvard Business School.

► *Marc V. Shaw* Member ex-officio. Mr. Shaw was appointed Director of the Office of Management and Budget on January 9, 1995. He most recently served as Commissioner of Finance since January 1, 1994. Prior to that he served as the Director of Finance for the New York City Council from November 1988 to December 1993. In addition, Mr. Shaw has been an Adjunct Assistant Professor of Public Service at the Robert F. Wagner Graduate School of Public Service of New York University since January 1992. During the period from 1981 to 1988, Mr. Shaw served on the New York State Senate Finance Committee Office of Fiscal Studies, where he held the position of Assistant Director from 1985 to 1988. He received his Bachelor of Arts and Masters Degree from the State University of New York at Buffalo.

► *David Emil* Member, serving pursuant to law. Mr. Emil is the President and Chief Operating Officer of B.E. Restaurants Group. Previously, he served as President and Chief Executive Officer of the Battery Park City Authority from October 1988 to November 1994. Mr. Emil served as Deputy Commissioner and General Counsel of the New York State Department of Social Services from May 1983 through September 1988.

He was an associate in the corporate and public finance departments of the law firm of Willkie Farr & Gallagher from January 1981 to April 1983, and from November 1977 to January 1979. He served as an Assistant Counsel to the Governor of the State of New York from January 1979 to December 1980.

► *Harry E. Gould, Jr.* Member, term expires December 31, 1995. Mr. Gould is Chairman, President and Chief Executive Officer of Gould Paper Corporation, the largest independent distributor of printing paper in the United States. He was Chairman and President of Cinema Group, Inc., a major independent film financing and production company, from 1982 to May 1986, and is currently Chairman and President of Signature Communications Ltd., a new company that is active in the same field. He was a member of Colgate University's Board of Trustees from 1976 to 1982. He was a member and served on the Executive Committee from 1977-1980. He is a National trustee of the National Symphony Orchestra, Washington, D.C., also serving as a member of its Executive Committee. He is also a member of the Board of Directors of the USO of Metropolitan New York, United Cerebral Palsy Research and Educational Foundation and the National Multiple Sclerosis Society of New York and is a Trustee of the Riverdale Country School.

Principal Officers

► *Barbara Udell* President. Ms. Udell was appointed President effective June 13, 1994. During the two years prior to her appointment as President, she held the position of Vice President of Citicorp, where she headed a real estate securitization group. From 1971 to 1991, Ms. Udell was an investment banker for Dillon, Read & Co. Inc., where she provided corporate, municipal and real estate finance services. Ms. Udell also serves as the President of the New York City Residential Mortgage Insurance Corporation.

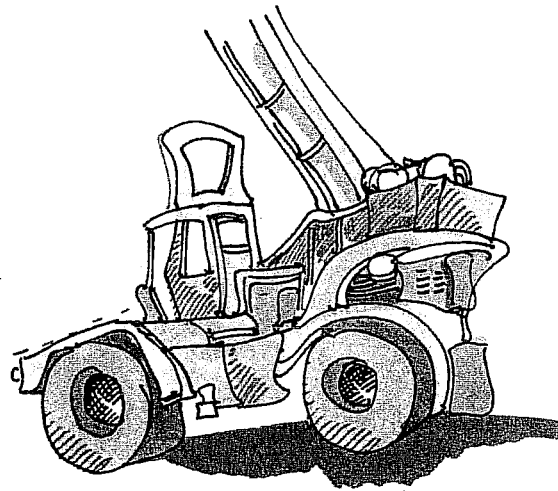
► *Abraham J. Greenstein* Executive Vice President. Mr. Greenstein was appointed Executive Vice President effective September 1, 1988. Mr. Greenstein joined the Corporation in January, 1983, and was appointed Vice President-Treasurer of the Corporation in April, 1983, and Senior Vice President for Finance in February, 1985. Prior to joining the Corporation, Mr. Greenstein served in the New York State Comptroller's Office for 10 years, where he was responsible for the development of financial analysis for the Office of the Special Deputy Comptroller, the State agency established to monitor the City's financial operations for the Financial Control Board and the Municipal Assistance Corporation for the City. Mr. Greenstein also serves as the President of the Housing New York Corporation.

► *Charles A. Brass* Vice President for Development. Mr. Brass was appointed Vice President for Development on December 13, 1991. He joined the Corporation in March 1984 and had held various positions in the Development Department until his appointment as Vice President. From 1981 to 1984, Mr. Brass worked for HPD's Development and Policy Departments. Mr. Brass is President of the Association of Local Housing Finance Agencies ("ALHFA"). He has also served on the Board of Directors of ALHFA since 1988.

► *Martin I. Siroka* Vice President and General Counsel. Mr. Siroka, an attorney and member of the New York Bar, assumed the role of Vice President and General Counsel in January, 1987. He previously served the Corporation as Deputy General Counsel and Secretary. Prior to joining the Corporation in 1982, he held various legal positions with HPD.

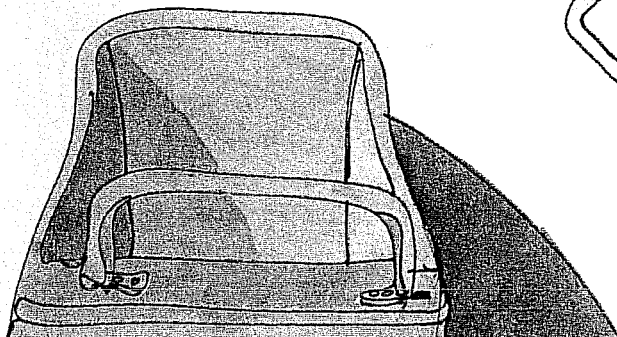
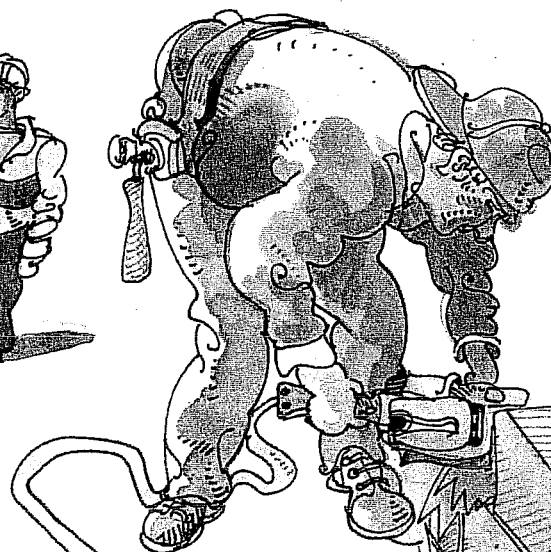
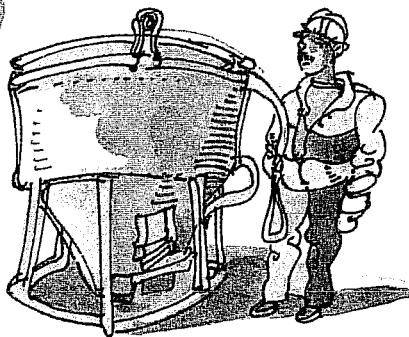
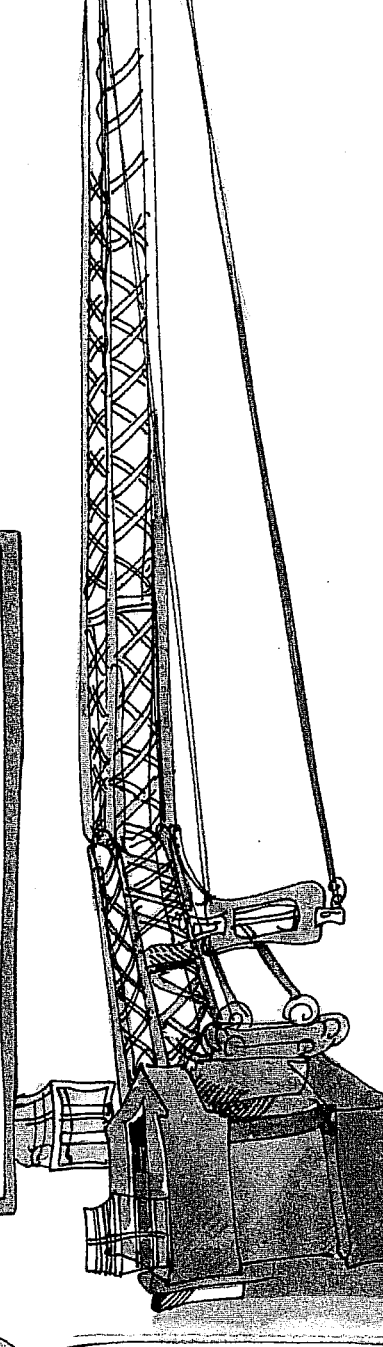
► *David S. Boccio* Deputy General Counsel and Secretary. Mr. Boccio joined the Corporation in December, 1986, and was appointed Deputy General Counsel and Secretary in January, 1987. Prior to joining the Corporation, he was associated with a law firm in Washington, D.C. He is a member of the New York, Maryland and District of Columbia Bars.

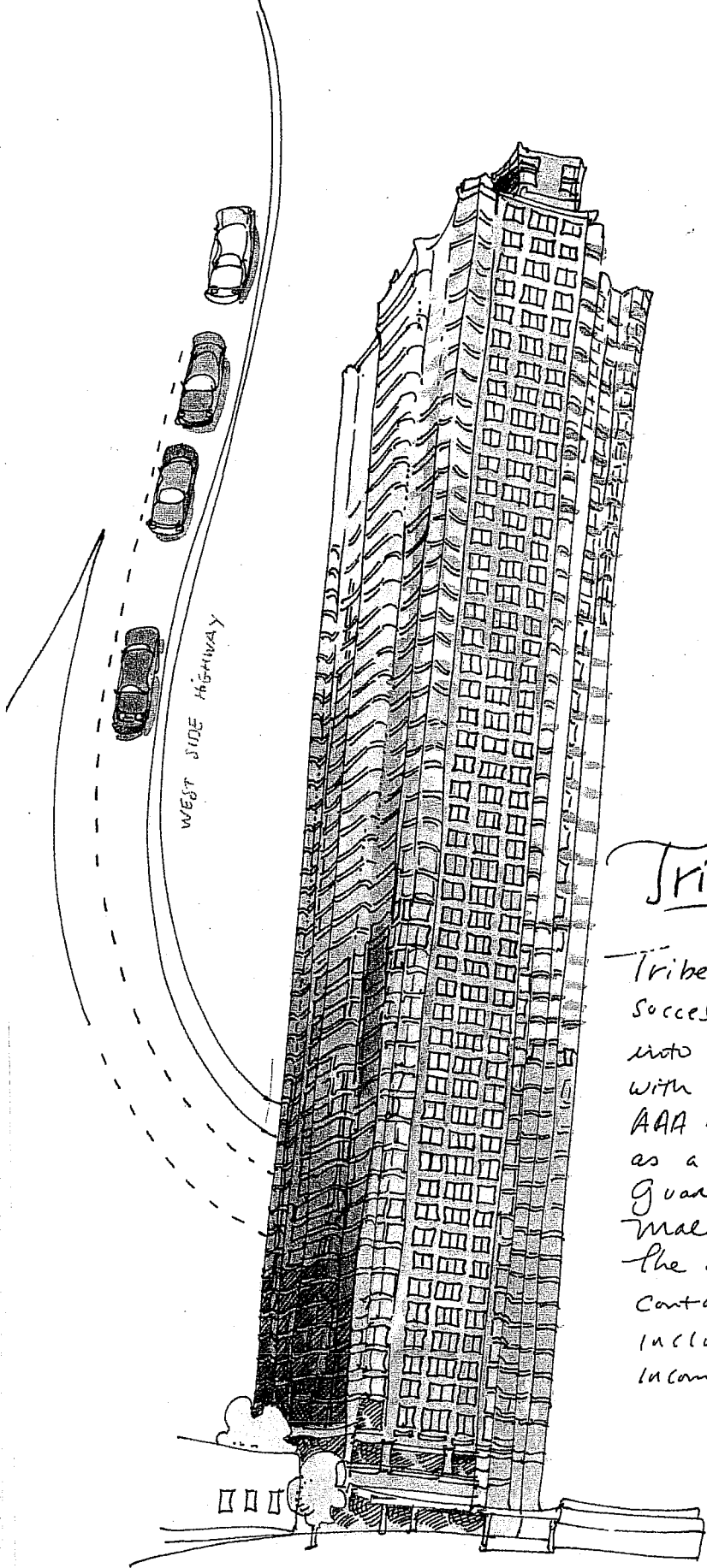
The past year saw the Corporation build upon our prior years' accomplishments. As a result of activities undertaken in 1994, HDC and REMIC will add over 2,000 units of low, moderate and middle income housing to our portfolio. These units are located in neighborhoods as diverse as East Harlem in Manhattan to West Tremont in the Bronx to East Flatbush in Brooklyn and in projects which range from a newly constructed 52-story high-rise to a rehabilitated four-story walk-up. During the year, HDC and REMIC committed to directly provide or insure mortgages for both rental and cooperative housing. The breadth of the Corporation's activities demonstrates its versatility in helping The City of New York meet its many housing needs.



1994

Developments

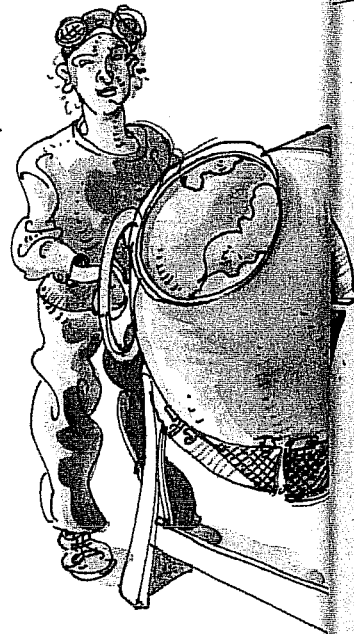


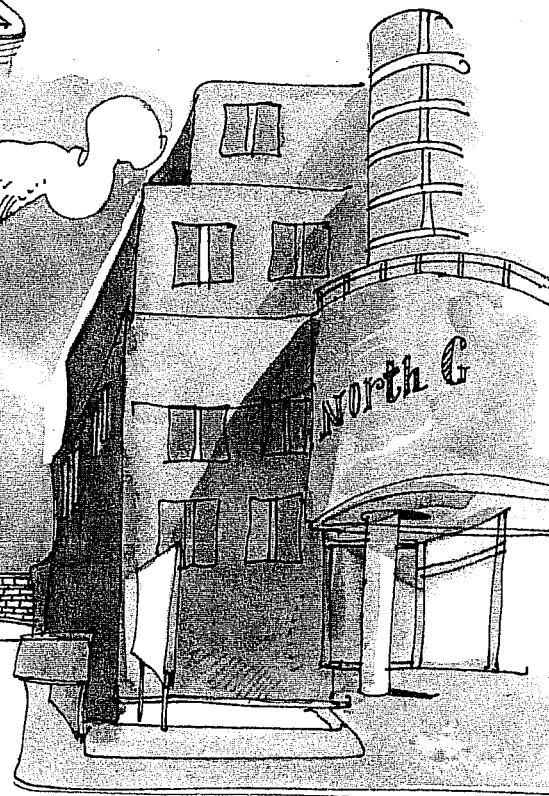
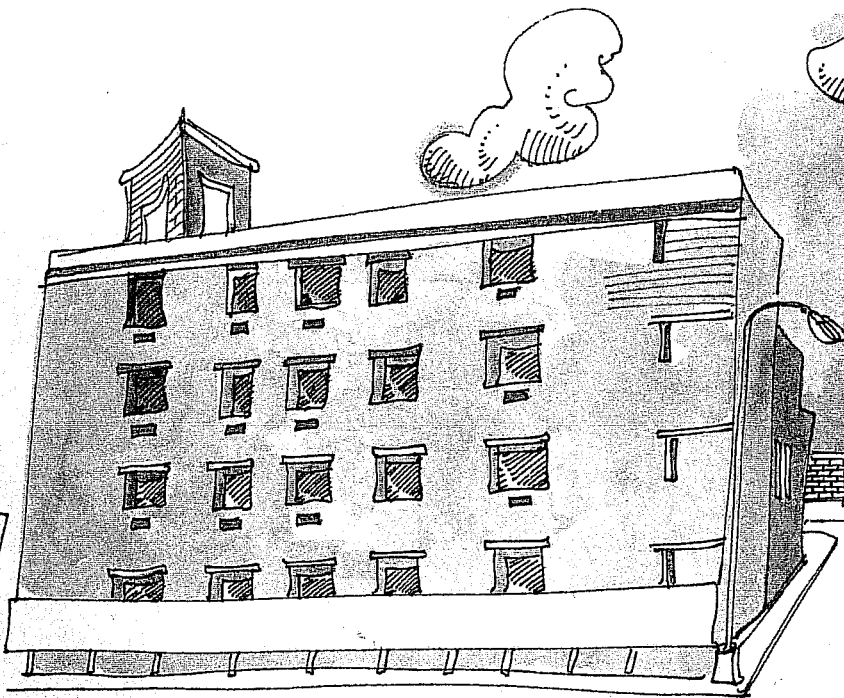


Tribeca Towers

Tribeca Towers was successfully transformed into an '80/20' rental with HPC's bonds rated AAA by Standard & Poor's as a result of a guarantee from Franise Mal.

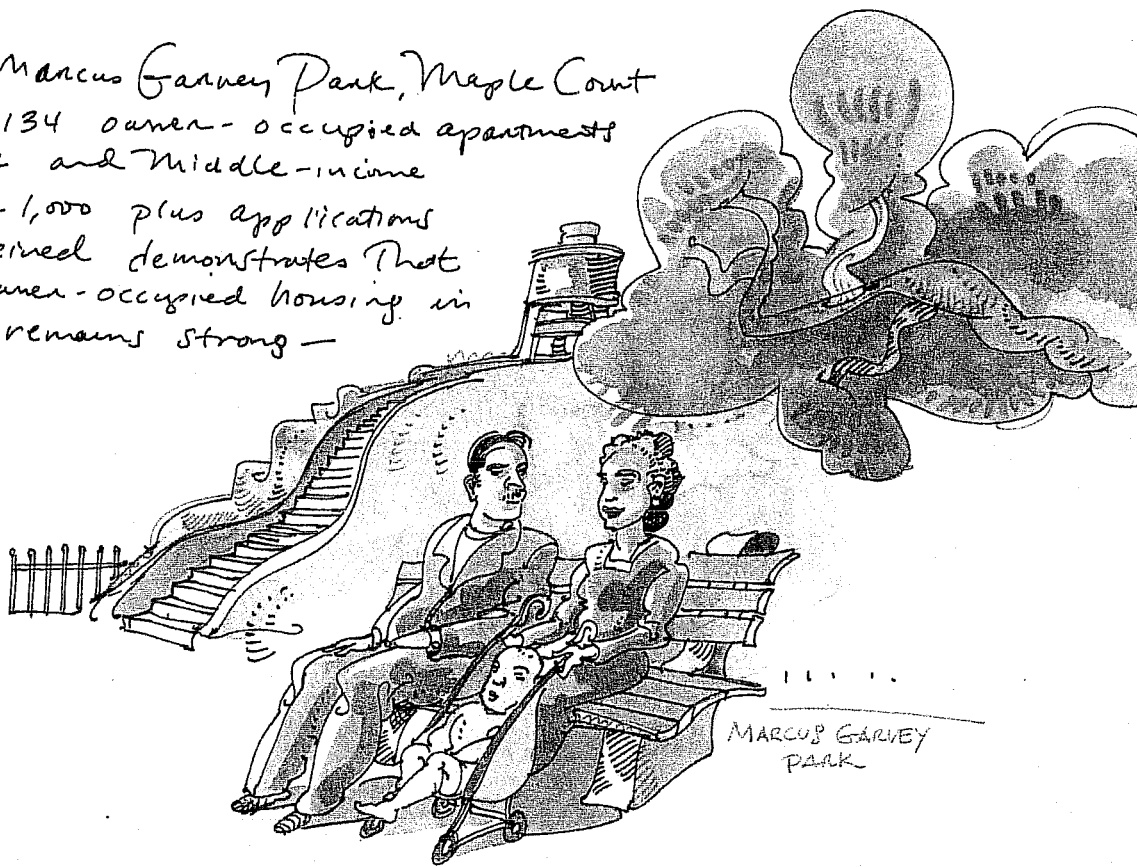
The 52-story building contains 440 units, including 88 for low-income families —





Maple Court

Across from Marcus Garvey Park, Maple Court will contain 134 owner-occupied apartments for moderate and middle-income families. The 1,000 plus applications already received demonstrates that demand for owner-occupied housing in East Harlem remains strong —



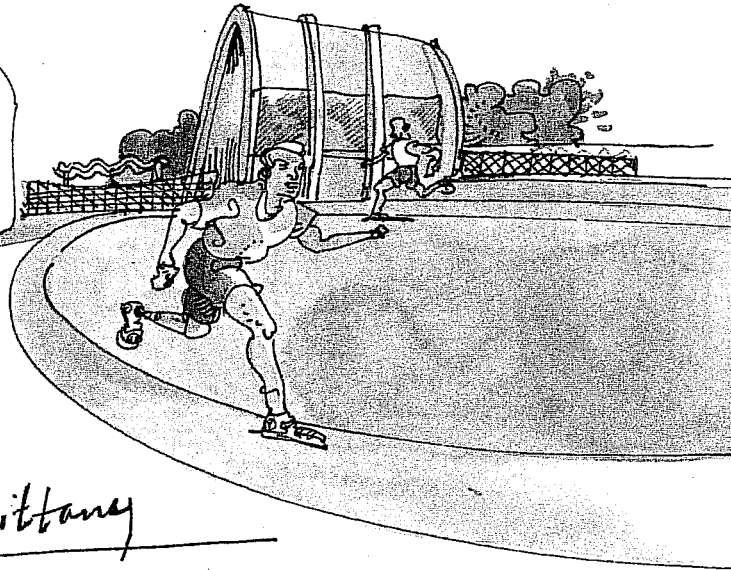
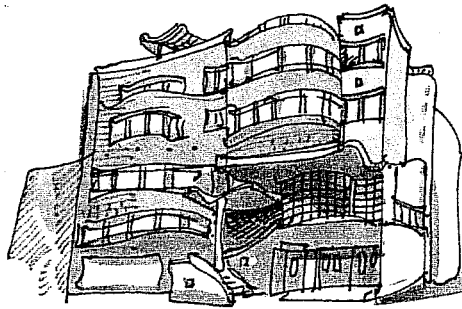


NOSTRAND
AVENUE

480 Nostrand Avenue

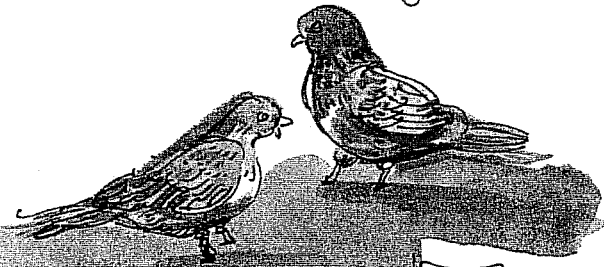
This Bedford Stuyvesant Landmark is being renovated through HPD's Vacant Building Program. HDC has committed to provide a \$316,000 permanent mortgage for the building which will contain 26 apartments for low and moderate income families.





The Brittany

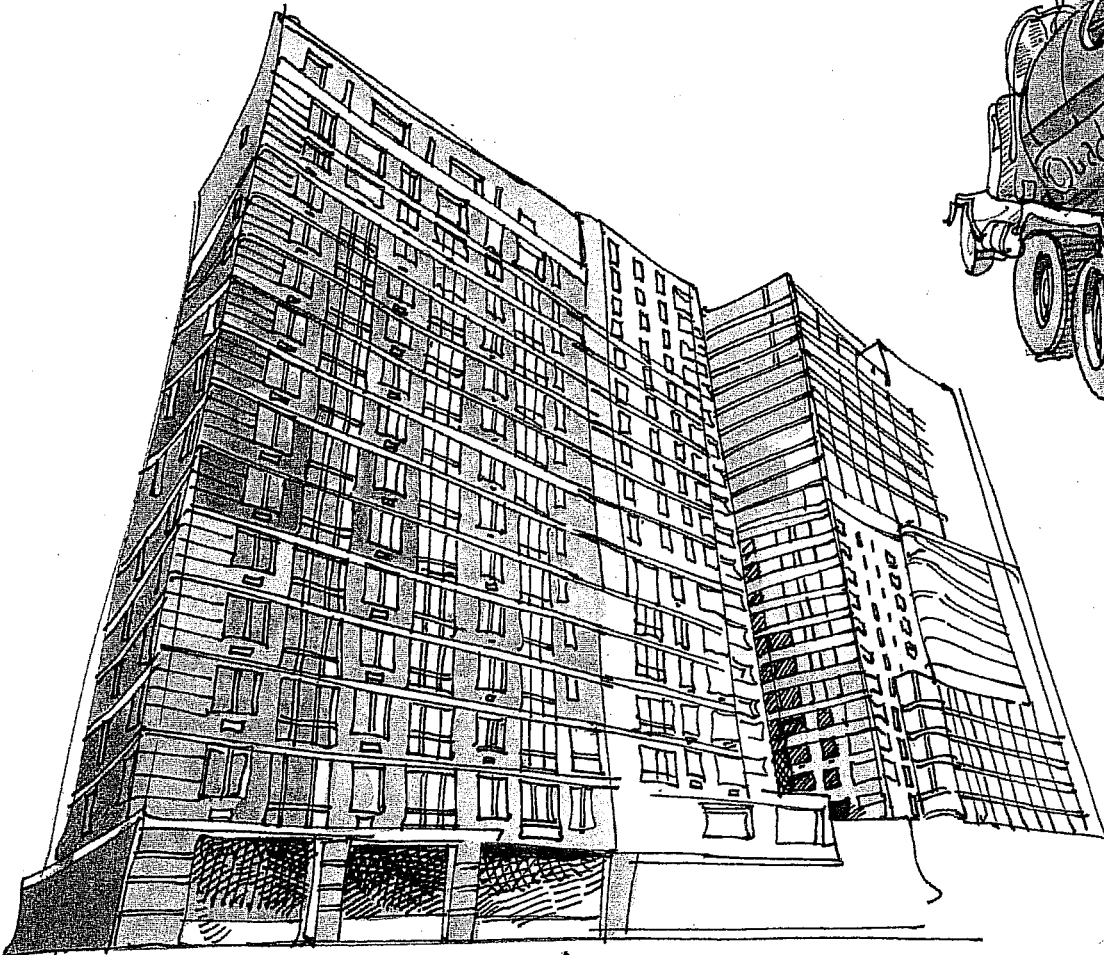
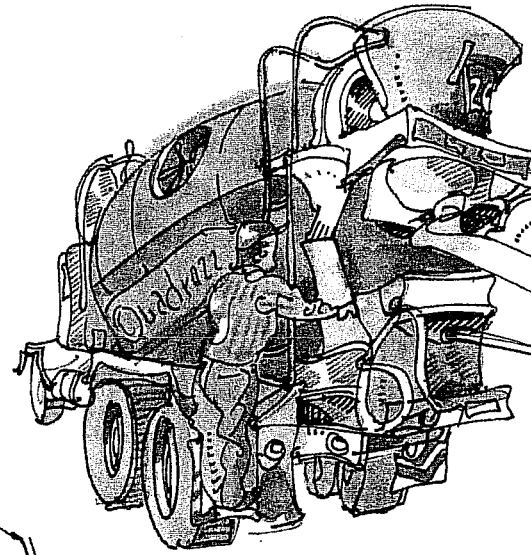
Rising majestically over the East River, The Brittany contains 212 rental units, including 55 for low and very low-income families. As part of The Project, four blocks of The East River Esplanade will be renovated to increase accessibility to The City's waterfront.



BAKER BRANDS INC

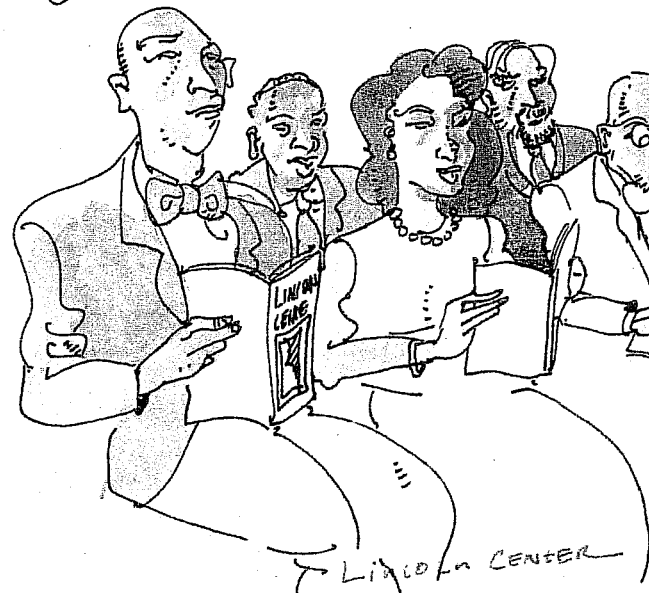
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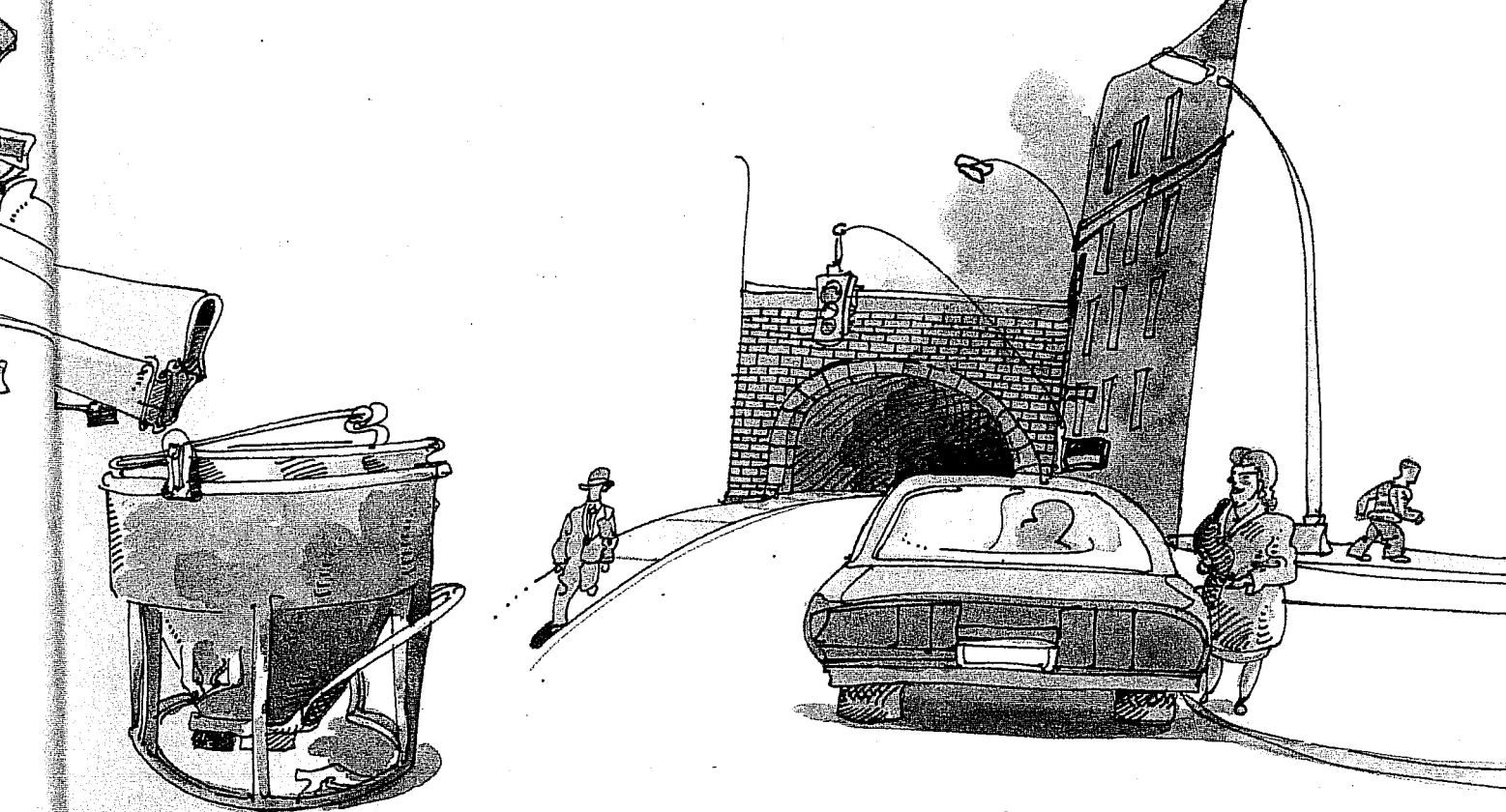




Manhattan West

The Largest Multi-family project to be constructed in the City in five years, Manhattan West created thousands of jobs in the construction and related trade, demonstrating that HDC's programs not only create housing, but also help to stimulate The City's economy.

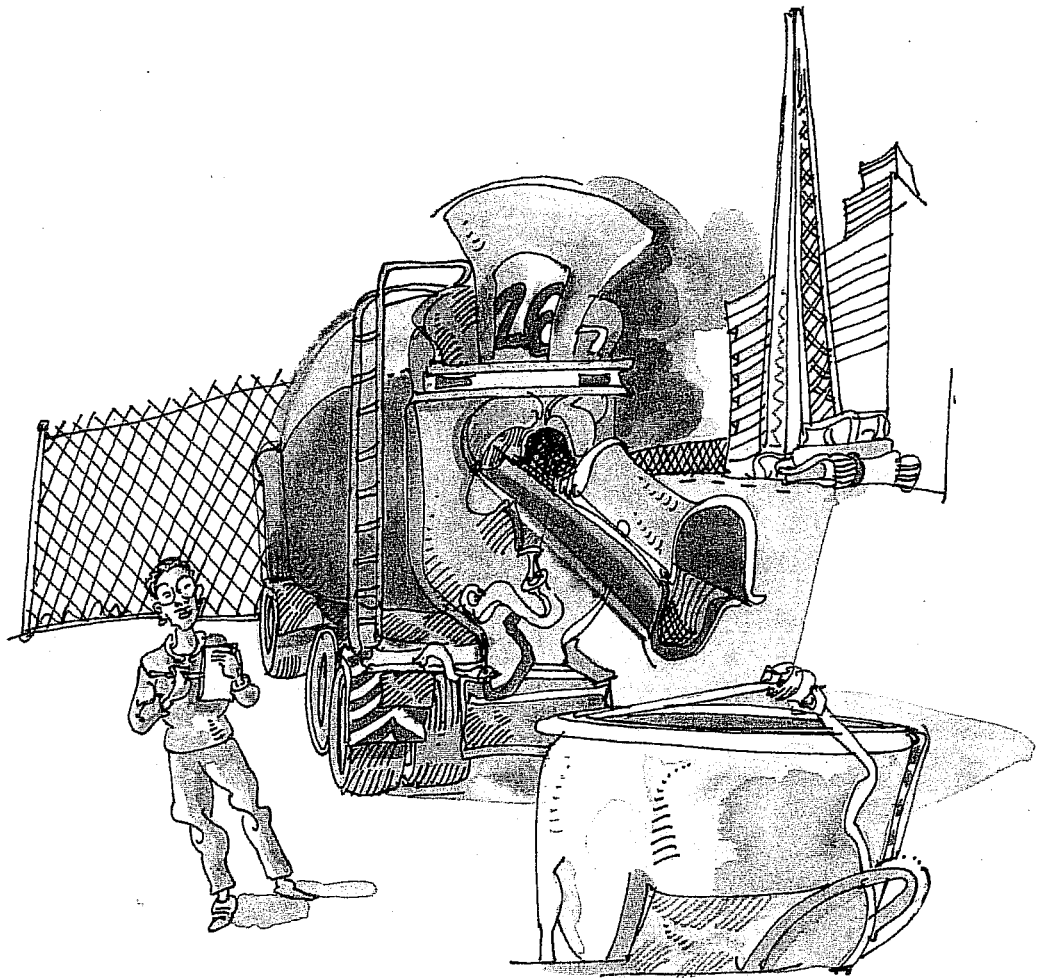




1711-1731 Townsend Avenue

REMIC will insure a \$120,400 first Mortgage made by First Nationwide Bank for this 42-unit Limited Equity Cooperative being renovated through HPD's City/Home program. The Project will be called home by families earnings \$16,000 to \$28,000 annually.





About The Artist

Yvonne Buchanan was born in New York City and has lived in Brooklyn since 1991. A graduate of Parsons School of Design, Yvonne's work has been published in The New York Times, Chicago Tribune, Philadelphia Enquirer and The Village Voice. She has also worked for such clients as New York Telephone, HarperCollins, The Brooklyn Academy of Music and The Ford Foundation.

To complete this annual report, Yvonne personally visited the six neighborhood and HDC construction and renovation sites depicted and drew the projects on the spot.

General Housing Program

Project Name	Loan Amount	Number of Units	Project Name	Loan Amount	Number of Units
► <i>Brooklyn</i>			Waterside	\$ 61,577,000	1,100
Linden Plaza	\$ 50,345,450	1,527	Yorkville Towers	62,717,942	1,258
► <i>Manhattan</i>			► <i>Queens</i>		
Independence Plaza	\$ 64,594,680	1,332	Kew Gardens Hills	\$ 10,367,000	1,269
Knickerbockers Plaza	24,844,100	578	Ocean Park	18,265,900	602
North Waterside	12,859,300	370	► <i>Total</i>	\$ 305,571,372	8,036

Mitchell-Lama (223-F Refinancings)

Project Name	Loan Amount	Number of Units	Project Name	Loan Amount	Number of Units
► <i>Bronx</i>			Beekman Staff Residence	\$ 1,226,300	90
Einstein Staff Housing	\$ 8,783,100	634	Bethune Towers	1,518,400	133
Allerville Arms	2,251,100	212	Clinton Towers	10,298,500	396
Boulevard Towers I	3,299,300	329	Columbus House	3,502,500	248
Boulevard Towers II	6,764,600	356	Columbus Manor	2,500,000	202
Bruckner Towers	2,656,500	208	Columbus Park	1,467,900	162
Candia House	1,406,600	103	Confucius Plaza	23,390,400	760
Carol Gardens	3,330,000	314	Cooper-Gramercy	4,766,100	167
Corlear Gardens	972,100	117	East Midtown Plaza	17,157,400	746
Delos House	1,557,100	124	Esplanade Gardens	14,437,500	1,870
Fordham Towers	1,296,100	168	Glenn Gardens	8,196,000	266
Hightbridge House	5,872,900	400	Goddard Towers	2,381,600	193
Janel Towers	3,916,200	229	Gouveneur Gardens	5,993,600	778
Keith Plaza	6,819,800	301	Hamilton House	2,414,600	176
Kelly Towers	4,528,800	301	Henry Phipps Plaza	2,167,900	103
Kingsbridge Apts.	2,000,000	90	Heywood Towers	5,398,100	188
Kingsbridge Arms	769,700	105	Hudsonview Terrace	11,546,500	395
Montefiore Hospital II	7,662,400	398	Jefferson Towers	1,619,000	189
Noble Mansion	2,618,800	236	Lands End I	7,226,800	250
Park Lane	5,672,000	353	Leader House	6,269,400	279
Robert Fulton Terrace	2,357,900	320	Lincoln-Amsterdam	6,031,500	186
Scott Towers	2,748,700	351	New Amsterdam House	6,461,300	228
Stevenson Commons	25,000,000	947	Polyclinic Apartments	1,323,100	139
Stevenson Towers	2,650,000	122	RNA House	1,841,600	207
University River View	5,798,800	225	Riverbend	8,267,900	622
Woodstock Terrace	2,213,400	319	Riverside Park	26,028,300	1,190
► <i>Brooklyn</i>			Rosalie Manning Apts.	903,800	108
Atlantic Plaza Towers	\$ 5,375,400	716	Ruppert House	16,778,000	652
Atlantic Terminal 2C	4,677,500	200	St. Martin's Tower	2,865,500	179
Atlantic Terminal 4A	6,949,400	304	Strycker's Bay	1,971,800	233
Brighton House	1,477,000	191	Tanya Towers	2,298,400	138
Cadman Plaza North	2,081,300	250	Tower West	3,996,100	216
Cadman Towers	9,487,100	421	Town House West	1,100,000	47
Contello III	1,277,900	160	Tri-Faith House	1,494,800	147
Crown Gardens	5,882,600	238	Trinity House	2,540,500	199
Essex Terrace	1,750,000	104	Village East Towers	3,560,600	434
Middagh Street Apts.	1,008,800	43	Washington Sq., S.E.	1,905,200	174
Prospect Towers	2,193,800	153	West Side Manor	3,147,200	245
Tivoli Towers	8,098,200	302	West Village	12,034,500	420
► <i>Manhattan</i>			Westview Apartments	1,656,000	137
1199 Plaza	\$ 39,920,500	1,586	Westwood House	1,500,000	124

Mitchell-Lama (223-F Refinancings), continued

Project Name	Loan Amount	Number of Units	Project Name	Loan Amount	Number of Units
► <i>Queens</i>			Goodwill Terrace	\$ 3,606,100	207
Bay Towers	\$ 5,476,900	374	Seaview Towers	13,264,700	461
Bridgeview III	1,951,600	170	Sky View Towers	3,910,900	232
Court Plaza	5,370,800	246	► <i>Staten Island</i>		
Dayton Towers	14,871,800	1,752	North Shore Plaza	\$ 17,156,100	535
Forest Hills Crescent	1,757,600	240	► <i>Total</i>		
				\$ 511,676,500	29,763

Section 6

Project Name	Loan Amount	Number of Units	Project Name	Loan Amount	Number of Units
► <i>Bronx</i>			Boro Park Courts	\$ 8,459,100	131
1988 Davidson Ave.	\$ 2,606,400	48	Brownsville Gardens	10,788,900	162
2404, 2412, 2416 Crotona	3,222,800	74	Crown Heights Dev.1	2,197,400	36
Academy Gardens	18,120,300	471	Crown Heights Dev. 2	1,744,700	32
Alexander A. Corprew	4,380,500	78	Fulton Park Sites 7 & 8	13,780,700	209
Beck Street Rehab.	4,361,000	81	La Cabana	9,603,700	167
Brookhaven I	5,673,500	95	Newport Gardens	17,893,300	240
Clinton Arms	4,962,700	86	Norgate Plaza	10,608,500	214
Faile Street Rehab.	5,240,600	95	Penn Gardens I	4,183,300	90
Fairmont Pl. Apts.	1,586,400	28	President Arms Apts.	1,326,500	32
Felisa Rincon			Prospect Arms Apts.	3,505,700	91
de Gautier Houses	7,420,400	109	Prospect Heights 510	1,709,100	32
Highbridge Concourse II	9,403,700	173	Prospect Heights Rehab.	3,469,000	63
Huntspoint I	7,769,000	125	Pulaski Manor	3,319,400	65
Jerome Terrace Apts.	3,875,400	79	Rose Gardens	6,855,300	135
Kingsbridge-Decatur I	4,290,300	80	St. John's Phase I	9,134,400	192
Lewis Morris Apts.	11,363,700	271	Sunset Park NSA I	9,582,900	187
McGee Hill Apts.	3,677,200	59	Sunset Park NSA II	6,920,800	148
McKinley Manor	3,738,100	60	Sutter Gardens	13,800,500	258
Macombs Village	10,075,600	172	Tri Block	4,813,100	96
Mid-Bronx Devel. II	8,833,500	159	Union Gardens I	3,335,500	61
Mid-Bronx Dev. III	4,215,000	75	► <i>Manhattan</i>		
Miramar Court	4,895,900	90	Audubon Apts.	\$ 4,773,000	88
Morris Heights Mews	6,146,500	110	Caparra La Nueva	5,908,800	84
Morrisania IV	10,932,900	211	Charles Hills Towers	7,373,200	101
Pueblo de Mayaguez-I	4,103,700	76	Cooper Square	10,678,100	146
Rainbow Plaza	9,088,200	127	Ennis Francis Houses	16,794,100	230
SEBCO/Banana Kelly	4,510,200	65	Hamilton Heights Terrace	8,654,300	132
SEBCO IV	4,077,600	71	Harlem Gateway II	5,229,700	91
Southern Blvd. IV	4,999,200	89	Hudson Piers II	4,333,000	83
Target V - Phase I	5,552,100	83	IMPAC Houses	6,808,400	120
Thessalonica Courts	13,940,000	192	Icarus	2,125,600	41
Villa Alejandrina	4,084,600	71	L.I.R.A.	9,475,200	152
Washington Plaza	4,954,000	75	Lenoxville	5,584,700	118
Woodycrest Court Apts.	6,531,800	115	Lexington Gardens	7,749,800	108
Woodycrest Court II	3,199,800	58	Lower East Side-Phase II	5,665,000	100
► <i>Brooklyn</i>			McKenna Square Houses	5,817,300	104
1451 Development	\$ 1,830,400	34	MS Houses	7,714,400	131
1596 Development	843,700	17	Malcolm X-II Phase A	4,938,600	91
1650 President Street	2,411,200	48	Malcolm X-II Phase B	2,710,100	47
80-86 Houses	5,153,600	97	Manhattan Avenue Apts.	4,124,900	81
Ambassador Terrace	2,990,100	66	Metro North Court	6,063,300	91

Section 8, continued

Project Name	Loan Amount	Number of Units	Project Name	Loan Amount	Number of Units
Mother Zion McMurray	\$ 4,631,200	76	St. Nicholas Manor	\$ 5,680,400	112
North Park Apts.	6,856,300	123	Site A-Washington Hts.	6,598,800	110
Nueva Era Apts.	1,761,400	34	Roberto Clemente Houses	6,470,700	126
Paul Robeson Houses	4,603,000	81	West 107th Street	3,194,900	61
Pueblo Nuevo	9,940,300	172	Will' A View Apts.	3,777,300	55
Renaissance Courts	2,568,400	49	► <i>Staten Island</i>		
Revive 103	4,318,100	60	Richmond Gardens	\$ 7,357,000	141
			► <i>Total</i>	\$ 572,372,700	10,093

Public Housing Turnkey Program

Project Name	Loan Amount	Number of Units	Project Name	Loan Amount	Number of Units
► <i>Bronx</i>			Bushwick II CDA, Group E	\$ 17,634,000	276
Claremont Community-4	\$ 7,924,000	150	Crown Heights	5,890,000	121
Claremont Pkwy./Franklin Ave.	10,184,000	188	Howard-Grafton	9,542,500	150
E. 173rd St./Vyse Ave.	10,372,500	188	Lenox Rd. Rockaway Pkwy.	3,915,000	74
E. 165th St./Bryant Ave.	6,745,500	111	Park Rock	7,000,000	134
Harrison Avenue	10,432,000	184	Tapscott Street	8,575,000	155
Macombs Road	8,950,000	156	► <i>Manhattan</i>		
Morris Heights	15,500,000	315	Lower East Side-5	\$ 3,400,000	55
South Bronx Site 402	6,970,500	114	Lower East Side I	11,988,000	180
Stebbins-Hewitt	7,452,261	120	PS. 139	6,570,000	125
University Avenue	13,000,000	230	UPACA Site 5	11,200,000	200
West Farms Road	12,355,000	208	UPACA Site 6	8,679,290	150
► <i>Brooklyn</i>			Washington Hts.-Site B	10,200,000	180
Belmont-Sutter	\$ 4,400,000	72	► <i>Total</i>	\$ 218,879,551	3,836

80/20 New Construction Program

Project Name	Loan Amount	Number of Units	Project Name	Loan Amount	Number of Units
► <i>Manhattan</i>			Key West	\$ 49,000,000	207
The Brittany	\$ 57,000,000	272	Manhattan Park/Roosevelt Is.	158,466,700	1,107
Carnegie Park	70,000,000	462	Manhattan West	156,086,600	1,000
600 Columbus	24,600,000	166	Monterey/East 96th Street	104,600,000	522
Columbus Green	14,500,000	95	Tribeca Towers	55,000,000	440
The Ellington Development	33,910,000	216	Westmont	32,500,000	163
James Tower	30,000,000	201	► <i>Total</i>	\$ 785,663,300	4,851

Moderate Rehabilitation Program

Project Name	Loan Amount	Number of Units	Project Name	Loan Amount	Number of Units
► <i>Bronx</i>			► <i>Manhattan</i>		
Allerton Coops	\$ 6,094,365	698	Kamol Apartments	\$ 995,736	48
► <i>Brooklyn</i>			White Star Houses	549,147	52
Ditmas Arms	\$ 2,235,000	66	► <i>Queens</i>		
Linden Blvd.	1,047,161	101	Cunningham Heights I&II	\$ 20,370,000	1,056
Ocean Avenue	499,765	49	Met Houses III	5,432,051	468
Washington Avenue	1,186,609	102	► <i>Total</i>	\$ 38,409,834	2,640

Moderate Income Rental Housing Program

Project Name	HDC Loan	HAC Loan	Number of Units	Project Name	HDC Loan	HAC Loan	Number of Units
> Bronx				Upper Fifth Avenue	\$10,000,000	9,245,100	151
St. Edmond's Court	- \$ 5,550,000		111	> Queens			
2051 Grand Concourse*	\$ 4,450,000	-	63	Queenswood	\$11,200,600	17,929,100	299
> Brooklyn				Astoria Apartments	2,193,200	3,951,000	61
1010 Development*	\$ 919,800	-	16	Scheur House of Flushing*	13,229,700	-	151
405 Development	- \$ 945,000		24	> Staten Island			
196 Rockaway Parkway	- 2,617,000		71	Harbour View*	\$ 9,713,500	-	121
255 Ocean Avenue	- 1,808,000		40	> Total			
Golden Gates Apts.	- 4,225,000		85		\$61,997,800	\$48,115,607	1,321
> Manhattan							
Logan Plaza*	\$10,291,000	\$ 1,845,407	130				

*Project receives annual subsidy from the Housing Assistance Corporation

{HDC} {HAC}

HoDAG Program

Project Name	Loan Amount	Number of Units	Project Name	Loan Amount	Number of Units
> Bronx			Willoughby/Wyckoff Apts.	\$ 2,755,400	61
1290/1326 Grand Concourse	\$ 3,680,000	104	Woodruff Apartments	3,250,000	81
Artist's Housing	915,400	23	> Manhattan		
Robin Housing	2,977,600	101	Revive 103 North	\$ 1,863,000	31
> Brooklyn			> Total		
285 Development	\$ 1,800,000	58		\$ 17,241,400	401

Hospital Staff Housing

Project Name	Loan Amount	Number of Units	Project Name	Loan Amount	Number of Units
> Bronx			> Manhattan		
Montefiore Medical Center	\$ 8,400,000	116	Beth Israel	\$ 36,600,000	211
			New York Hospital	115,582,688	511
			> Total		
				\$ 160,582,688	811

Vacant Building Program

Project Name	Loan Amount	Number of Units	Project Name	Loan Amount	Number of Units
> Bronx			480 Nostrand Avenue*	\$ 316,093	31
591 E. 165th Street*	\$ 215,905	30	171 Rockaway Boulevard*	111,183	31
988,992 Boston Road*	123,790	31	5201 Snyder Avenue*	318,278	149
1038 Boston Road*	980,000	149	> Manhattan		
675 Coster Street*	297,823	33	110 W. 111th Street*	\$ 704,000	33
889,890 Dawson Street	1,120,000	96	9 W. 137th Street*	319,040	96
Sheridan Manor	10,979,000	450	213 W. 145th Street*	1,362,431	41
651 Southern Boulevard*	181,983	41	2492 Frederick Douglass Boulevard*	153,000	35
302 Willis Avenue*	398,000	35	> Total		
> Brooklyn				\$ 18,518,943	1,111
141-3 Fifth Avenue*	\$ 753,200	36	<i>*committed</i>		
753 Greene Avenue*	185,217	41			

Limited Equity Cooperative Program

Number of Units	Project Name	Loan Amount	Number of Units	Project Name	Loan Amount	Number of Units
	> Bronx South Bronx Cooperatives:			> Brooklyn South Williamsburg		
151	Daly Avenue	\$ 1,888,304	32		\$ 6,645,000	105
296	Tremont-Vyse I	1,416,228	24	> Manhattan Maple Court*		
62	Tremont-Vyse II	1,062,171	18	> Total \$ 24,645,615 343		
155	Tremont-Vyse III	1,770,285	30	*committed		

Housing New York-Construction Management Program

Number of Units	Project Name	Loan Amount	Number of Units	Project Name	Loan Amount	Number of Units
122	> Bronx New Settlement Apts.			> Manhattan NYC Housing Authority		
1,326		\$ 99,185,602	893	Harlem Site	\$ 43,414,398	664
				> Total \$ 142,600,000 1,557		

Vacant Building Participation Loan

Number of Units	Project Name	Loan Amount	Number of Units	Project Name	Loan Amount	Number of Units
68	> Bronx 1296 Sheridan Avenue			2445-9 F. Douglass Blvd.		
84		\$ 2,537,000	59		\$ 1,677,000	39
30	> Manhattan 2006 Amsterdam Avenue			230-45, 255-9 West 116 St.		
468		\$ 774,000	18	> Total \$ 7,525,000 175		

Tax Credit Bridge Loan Program

Number of Units	Project Name	Loan Amount	Number of Units	Project Name	Loan Amount	Number of Units
236	New York Equity Fund 1992 > Bronx Bronx Beulah Houses			> Manhattan La Casa		
520		\$ 2,235,881	70		\$ 1,380,324	41
872	Daniel Nickerson Terrace	2,123,676	65	Mandela Apartment	2,260,230	70
	Harry DeRienzo	281,042	17	Mandela Apartments II	1,404,738	42
	King Third Ave./Franklin Ave.	1,845,320	42	Mutual Housing Partnership	768,937	30
	Tolisano Gardens	128,270	13	Roosevelt Lane LP	1,221,387	46
	Raul Morales Terrace	1,872,749	44	Sass House*	2,880,686	40
25	Lillian Ware	515,322	15	Triboro House*	1,582,561	94
44	> Brooklyn CCD Two			> Total \$ 34,448,136 1,100		
32		\$ 1,106,303	43	*committed Corporate Housing Initiatives Limited Partnership		
48	Malcolm-Hancock and Bainbridge			> Brooklyn Abraham Residence		
17		1,654,361	50		\$ 814,049	75
62	Mt. Carmel Houses	1,692,849	60	> Manhattan 219 Henry Street		
	New Lots West	1,593,488	51		\$ 370,396	22
	PAD	\$ 2,158,121	67	305 West 97th Street		
27	Sheshbazzar	1,702,349	61		1,126,836	97
1,197	St. John's Apartments	1,649,545	48	107-109 Avenue D		
	Union Sutter	655,394	36		612,673	46
	Von King Apartments	1,734,603	55	Casa Mutua		
				> Staten Island Buckingham House		
					\$ 227,640	36
				> Total \$ 3,503,264 330		

► **To the Members of the New York City Housing
Development Corporation**

We have audited the accompanying combined balance sheet of the New York City Housing Development Corporation and subsidiaries as of October 31, 1994, and the related combined statements of revenues and expenses, changes in fund balances, and cash flows for the year then ended. These combined financial statements are the responsibility of the Corporation's management. Our responsibility is to express an opinion on these combined financial statements based on our audit.

We conducted our audit in accordance with generally accepted auditing standards. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the combined financial statements referred to above present fairly, in all material respects, the financial position of the New York City Housing Development Corporation and subsidiaries as of October 31, 1994, and the results of their operations, the changes in their fund balances and their cash flows for the year then ended in conformity with generally accepted accounting principles.

January 31, 1995

KPMG Peat Marwick LLP

Combined Balance Sheet

October 31, 1994 (with comparative combined total as of October 31, 1993) (in thousands)

	Housing Development Corporation Programs	Housing Assistance Corporation Programs	Housing New York Corporation Programs	Residential Mortgage Insurance Corporation Programs	Combined Total	
					1994	1993
Assets						
Cash	\$ 390	4	3	3	400	797
Investments (note 4)	526,280	33,012	36,993	24,299	620,584	532,912
► Total Cash and Investments	526,670	33,016	36,996	24,302	620,984	533,709
Receivables:						
Mortgage loans (note 5)	1,723,153	44,165	—	—	1,767,318	1,689,741
Accrued interest	12,973	944	—	—	13,917	12,771
Sale of mortgages	5,188	—	—	—	5,188	5,540
Other (note 6)	33,723	—	183,546	—	217,269	226,630
► Total Receivables	1,775,037	45,109	183,546	—	2,003,692	1,934,682
Unamortized issuance costs	11,212	—	2,768	—	13,980	15,095
Due from (to) other funds	(5,846)	6,044	(8)	(190)	—	—
Fixed assets	182	—	—	24	206	349
Other assets	246	—	—	—	246	242
► Total Assets	\$2,307,501	84,169	223,302	24,136	2,639,108	2,484,077
Liabilities and Fund Balances						
<i>Liabilities:</i>						
Bonds and notes payable (note 7)	\$1,705,786	—	223,780	—	1,929,566	1,801,514
Net Premium (Discount)						
on bonds payable	(439)	—	(11,210)	—	(11,649)	(3,234)
Accrued interest payable	35,672	—	6,711	—	42,383	53,107
Payable to the City of						
New York (note 9)	107,432	84,169	3,220	—	194,821	194,144
Payable to mortgagors	96,440	—	—	—	96,440	78,443
Restricted earnings on investments	1,407	—	—	—	1,407	1,489
Accounts and other payables	455	—	—	138	593	641
Deferred fee and mortgage income	30,098	—	—	—	30,098	27,783
Due to the United States						
Government (note 11)	1,829	—	209	—	2,038	4,025
► Total Liabilities	1,978,680	84,169	222,710	138	2,285,697	2,157,912
<i>Fund balances:</i>						
Restricted	280,229	—	—	23,998	304,227	295,651
Unrestricted	48,592	—	592	—	49,184	30,514
► Total Fund Balances	328,821	—	592	23,998	353,411	326,165
Commitments and Contingencies (notes 12 & 13)						
► Total Liabilities and Fund Balances	\$2,307,501	84,169	223,302	24,136	2,639,108	2,484,077

See accompanying notes to the combined financial statements.

Combined Statement of Revenues and Expenses

October 31, 1994 (with comparative combined total as of October 31, 1993) (in thousands)

	Housing Development Corporation Programs	Housing Assistance Corporation Programs	Housing New York Corporation Programs	Residential Mortgage Insurance Corporation Programs	Combined Total	
					1994	1993
Revenues						
Interest on loans (note 5)	\$ 116,010	—	—	—	116,010	117,437
Earnings on investments (note 4)	15,993	—	2,282	961	19,236	23,513
Fees and charges (note 11)	7,161	—	207	275	7,643	5,437
Gain on early retirement of debt	22	—	—	—	22	—
Other (note 6)	7	—	14,524	—	14,531	16,544
➤ Total Revenues	130,193	—	17,013	1,236	157,442	162,931
Expenses						
Interest and amortization (note 7)	99,418	—	16,584	—	116,002	129,768
Salaries and related expenses	4,672	—	—	185	4,857	4,334
Services of New York City	335	—	—	—	335	335
Trustees' and Other fees (note 5)	1,280	—	58	11	1,349	1,394
Amortization of debt issuance costs	1,740	—	156	—	1,896	3,027
Corporate operating expenses (note 8)	1,357	—	—	138	1,495	1,620
Non-operating expenses (note 9)	4,262	—	—	—	4,262	4,337
➤ Total Expenses	113,064	—	16,798	334	130,196	144,815
➤ Excess of Revenues Over Expenses	26,129	—	215	902	27,246	18,116
Operating Transfers to Corporate Services Fund	130	—	—	(130)	—	—
➤ Excess of Revenues Over Expenses after Operating Transfers	26,259	—	215	772	27,246	18,116
Allocation of Excess of Revenues Over Expenses:						
Restricted fund balance	16,886	—	—	772	17,658	9,387
Unrestricted fund balance	9,373	—	215	—	9,588	8,729
➤ Total	\$ 26,259	—	215	772	27,246	18,116

See accompanying notes to the combined financial statements.

Combined Statement of Changes in Fund Balances

October 31, 1994 (with comparative combined total as of October 31, 1993) (in thousands)

	Housing	Housing	Housing	Residential	Combined Total	
	Development	Assistance	New York	Mortgage	1994	1993
	Corporation	Corporation	Corporation	Insurance		
	Programs	Programs	Programs	Corporation		
				Programs		
Restricted						
Balance at beginning of year	\$ 272,332	—	—	23,319	295,651	235,369
Excess of revenues over expenses after Operating Transfers	16,886	—	—	772	17,658	9,387
Distributions to New York City	—	—	—	—	—	(2,561)
Net transfers from (to) unrestricted fund balances	(8,989)	—	—	(93)	(9,082)	53,456
► Balance at End of Year	280,229	—	—	23,098	304,227	295,651
Unrestricted						
Balance at beginning of year	30,137	—	377	—	30,514	75,281
Excess of revenues over expenses after Operating Transfers	9,373	—	215	—	9,588	8,729
Distributions to Mortgagors	—	—	—	—	—	(40)
Net transfers from (to) restricted fund balances	9,082	—	—	—	9,082	(53,456)
► Balance at End of Year	48,592	—	592	—	49,184	30,514
► Total Fund Balances at End of Year	\$ 328,821	—	592	23,098	353,411	326,165

See accompanying notes to the combined financial statements.

Note 1 Organization

The New York City Housing Development Corporation (the "Corporation" or "HDC") is a corporate governmental agency constituting a public benefit corporation of the State of New York (the "State"). The Corporation was established in 1971 under the provisions of Article XII of the Private Housing Finance Law (the "Act") of the State and is to continue in existence for at least as long as bonds, notes or other obligations of the Corporation are outstanding. The Corporation was created to encourage the investment of private capital through low-interest mortgage loans and to provide safe and sanitary dwelling accommodations for families and persons whose need for housing accommodations cannot be provided by unassisted private enterprise. To accomplish its objectives, the Corporation is empowered to, among other things, finance new construction and housing rehabilitation and to provide permanent financing for multifamily residential housing. The Corporation participates in the federal government's housing assistance programs, principally those established by Section 236 of the National

Housing Act of 1934, as amended, and Section 8 of the United States Housing Act of 1937, as amended. The bonds and notes of the Corporation are not debts of either the State or The City of New York (the "City").

The Corporation finances most of its activities through the issuance of bonds and notes.

Pursuant to section 2100 of the Codification of Governmental Accounting and Financial Reporting Standards, the financial activities of the Housing Assistance Corporation ("HAC"), the Housing New York Corporation ("HNYC") and the New York City Residential Mortgage Insurance Corporation ("REMIC") have been included in the Corporation's combined reporting entity (see notes 3 B, C and D). Additionally, pursuant to the same section, the Corporation's combined financial statements are included in the City's financial statements as a component unit for financial reporting purposes. Under the City's financial statements, the Corporation is included under the category of Housing and Economic Development Enterprise Funds.

Note 2 Summary of Significant Accounting Policies

The Corporation follows the principles of fund accounting in that each program's assets, liabilities and fund balances are accounted for as separate entities. Each program utilizes the accrual basis of accounting wherein revenues are recognized when earned and expenses when incurred. Other significant accounting policies are:

A. Investments

Investments, which consist principally of securities of the United States and its agencies, certificates of deposit, repurchase agreements and open time deposits, are carried at amortized cost, which approximates market, plus accrued interest (see note 4).

B. Earnings on Investments

Earnings on investments include interest income, gain and loss on investment sales and amortization of investment discount and premium. Investment earnings on monies held for the City, project Reserves for Replacement and certain other project escrows are not included in the Corporation's revenues, rather, they are reported in the Combined Balance Sheet as payable to the City or payable to mortgagors.

C. Debt Issuance Costs and Bond Discount

Debt issuance costs and bond discount are amortized over the life of the related bond and note issues using the effective yield method.

D. Operating Transfers

Transfers from the various programs to the Corporate Services Fund represent (i) fees earned by the Corporation for administering its respective programs

and (ii) escrow funds and excess investment earnings neither required by the programs nor returnable to the mortgagors.

E. Restricted Earnings on Investments

Restricted earnings on investments represent the cumulative amount by which pass-through program revenues exceed expenses. Such amounts are recorded as restricted liabilities since they represent accumulated excess investment earnings that, under the terms of the bond resolutions and mortgage loan documents, are expected to be credited to the mortgagors.

F. Amortization of Fixed Assets

Leasehold improvements and fixed assets are amortized over their useful lives using the straight-line method.

G. Fees and Charges

Commitment and financing fees are recognized on the accrual basis over the life of the related mortgage.

H. Statement of Cash Flows - Supplemental Disclosure

For purposes of the Combined Statement of Cash Flows, the Corporation excludes all investments from cash equivalents. Bond interest paid during fiscal year 1994 for the Corporation and HNYC was \$93,985,000 and \$24,926,000, respectively. The following schedule details the net adjustments to reconcile excess of revenues over expenses after operating transfers to net cash provided by (used in) operating activities for the year ended October 31, 1994, with comparative combined totals for 1993:

(in thousands)	Total HDC	Total HAC	Total HNYC	Total REMIC	Combined Total 1994	Combined Total 1993
Amortization of:						
Debt Issuance Costs	\$ 1,740	—	133	—	1,873	3,027
Original Bond						
Issue Discount	11	—	483	—	494	560
Investment Discount and Premium	218 (19)	—	43 (82)	—	160	2,052
Mortgage Discount and Premium	(143)	—	—	—	(143)	(125)
Deferred Fee and Mortgage Income	(1,158)	—	—	—	(1,158)	(575)
Deferred Bond						
Refunding Costs	1,065	—	2,137	—	3,202	—
Depreciation and Amortization						
Amortization	162	—	—	5	167	173
Total Adjustments	\$ 1,895	(19)	2,796	(77)	4,595	5,112

Included in the caption Disbursements to The City of New York on the Combined Statement of Cash Flows is an amount of \$82,988,000 which represents mortgage advances made in accordance with servicing agreements entered into with the City within the Corporation's Development Services Program ("DSP") (see notes 5 & 9). For HNYC this caption includes \$6,386,000 of mortgage and loan advances.

I. Allowance for Credit Losses

The Corporation's mortgage loan portfolio is extensively secured (see note 5), and, as such, the Corporation believes that the likelihood of experiencing credit losses relating to its bonded mortgage programs is remote and therefore material charges against income will not be required. Thus no provision nor allowance for credit losses is recorded in the accompanying combined financial statements.

J. Combined Financial Presentation

For purposes of financial statement presentation, the accounts of certain programs have been combined as follows:

> Note 3 Description of Programs and Corporate Services Fund

(A) New York City Housing Development Corporation

The Corporation operates two separate major programs. One program is governed by the Corporation's respective bond resolutions and the other program concerns its Corporate Services Fund.

(i) Multi-Family Bond Programs:

(a) General Housing

The General Housing Bond Program was established when the Corporation was created and accounts for the construction and permanent financing of six multifamily projects.

The 1982 Multi-Family Housing Bond Program was established in fiscal year 1983 in connection with the refinancing of the Multi-Family Variable Rate Bonds which financed two projects. In December 1993, the 1982 Multi-Family Housing bonds were retired and the mortgages were transferred at cost to the Corporate Services Fund (see note 7).

(i) New York City Housing Development Corporation:

(a) Multi-Family Bond Programs:

1. General Housing
2. Section 223(f)
3. Section 8 & Participation Loan Program ("PLP")
4. 80/20
5. Hospital Residence
6. Residential Cooperative Housing

(b) Corporate Services Fund

(ii) Housing Assistance Corporation

(iii) Housing New York Corporation

(iv) New York City Residential Mortgage Insurance Corporation

The summarized programs listed above are comprised of the discrete bond programs presented in the bonds payable table in note 7.

K. Deferred Bond Refunding Costs

The Corporation follows Governmental Accounting Standards Board's Statement 23, Accounting and Financial Reporting for Refunding of Debt Reported by Proprietary Activities. This statement requires that gains or losses arising from debt refundings be deferred and amortized over the lesser of the remaining life of the old debt or the life of the new debt. Note 7: Bonds Payable describes these refundings.

L. Combined Total

The combined total data is the aggregate of the Corporation and its component units (subsidiaries). No consolidations or other eliminations were required to be made in arriving at the totals.

A Capital Reserve Fund was established as additional security for the bondholders. The Capital Reserve Fund is required to maintain cash and investments of \$18,118,100. Should the fund fall below the required amount, the City has a moral obligation to restore the fund to the minimum requirement. These monies would constitute interest-free loans and would then be repaid to the City from future collections. To date, revenues have been sufficient to cover expenses. At this time, the Corporation does not anticipate that the reserves will be utilized to cover program expenses.

(b) Section 223(f)

The Multifamily and Multi-Unit Bond Programs were established in 1977 and 1980, respectively, in connection with the refinancing of 81 existing multifamily housing projects which were originally financed by Mitchell-Lama mortgage loans payable to the City.

(c) Section 8 & PLP

The 1979 Series A, 1983 Series A, B and C Bonds under the Section 8 program were issued to provide funds for the construction and permanent financing of 35 multifamily housing projects. These projects are occupied by tenants who qualify for Section 8 housing assistance payments made pursuant to the United States Housing Act of 1937, as amended. All of these bonds were refunded in 1993 through the issuance of the 1993 Series A and B Bonds (see note 7).

The 1994 Series A Bonds under the PLP program were issued to provide permanent financing for newly rehabilitated multi-family rental buildings (see note 7).

(d) 80/20

The bonds under this program were issued to provide the funds for the construction and permanent financing for multifamily housing projects. A portion of the projects in this program provide or will provide a mixture of market rate apartments (up to 80 percent) and apartments for low and moderate income tenants (at least 20 percent, or in certain cases at least 15 percent) as required by the Internal Revenue Code and as authorized by Section 654(23-c) of the New York State Private Housing Finance Law. In certain projects, all of the apartments are set aside for low and moderate-middle income tenants.

(e) Hospital Residence

The bonds under this program were issued to provide financing for three residential facilities for hospital staff.

(f) Residential Cooperative Housing

The bonds under this program were issued to provide a portion of the permanent financing for 6 residential housing cooperatives.

Multi-Family bonds listed above are secured through one or more of the following mechanisms: pledged receipts of the scheduled mortgage payments and investments, letters of credit from national banking associations, Federal Housing Administration ("FHA") mortgage insurance, the State of New York Mortgage Agency ("SONYMA") mortgage insurance, bond insurance or the Government National Mortgage Association ("GNMA") mortgage-backed securities as specified in the respective bond resolutions.

(ii) Corporate Services Fund:

This fund accounts for (i) fees and earnings transferred from the programs described above; (ii) Section 8 administrative fees; (iii) income from Corporate Services Fund investments; (iv) payment of the Corporation's operating expenses; and (v) the Dedicated Account (see note 5(A)ii).

(B) Housing Assistance Corporation

The Housing Assistance Corporation is a public benefit

corporation of the State established pursuant to Section 654-b of the New York State Private Housing Finance Law as a subsidiary of the Corporation. HAC is to continue in existence until terminated by law; provided, however, that no such termination shall take effect as long as its obligations remain outstanding. Upon termination of HAC, all of its rights and properties shall pass to and be vested in the City.

HAC is empowered to receive monies from any source, including, but not limited to, the Corporation, the City or the State, for the purpose of assisting rental developments to maintain rentals affordable to low and moderate income persons for whom the ordinary operation of private enterprise cannot supply safe, sanitary and affordable housing accommodations. In order to accomplish this objective, HAC may transfer, lend, pledge or assign these monies to any rental development or assist the Corporation in financing such developments.

(C) Housing New York Corporation

The Housing New York Corporation is a public benefit corporation of the State established pursuant to Section 654-c of the New York State Private Housing Finance Law as a subsidiary of the Corporation. HNYC shall remain in existence until terminated by law; provided, however, that no such termination shall take effect as long as obligations of HNYC remain outstanding, unless adequate provision has been made for the payment thereof. Upon termination of the existence of HNYC, all of its rights and properties shall pass to and be vested in the City.

HNYC is authorized to issue bonds and notes in an aggregate principal amount not exceeding \$400 million plus an additional principal amount for the purposes of (1) funding any related debt service reserve, (2) providing capitalized interest and (3) providing certain fees, charges and expenses.

The proceeds of the obligations of HNYC are to be used to finance the Housing New York Program, a joint effort of the City and the State, created for the purpose of providing residential housing facilities for low and moderate income persons for whom the ordinary operation of private enterprise cannot supply safe, sanitary and affordable housing accommodations. In order to accomplish this objective, HNYC may grant monies to the City, any agency or instrumentality of the City, or to the Corporation to finance the aforementioned residential housing facilities. The obligations of HNYC are to be repaid out of assigned excess revenues generated by development at Battery Park City. These revenues consist of excess cash flow to the Battery Park City Authority ("BPCA") resulting from rental and other payments under leases with private owners. HNYC is also authorized and empowered to receive monies from the Corporation, the BPCA, any other public benefit corporation, the federal government or any other source. The bonds and notes are neither debts of the State, BPCA, the City nor the Corporation.

Revenue Bond Program:

The proceeds of the Bonds were used to finance the initial phase of the Housing New York Program. The City used these monies to fund all or a portion of the substantial rehabilitation and/or construction of approximately 1,557 residential housing units and related facilities in the boroughs of Manhattan and The Bronx.

(D) New York City Residential Mortgage Insurance Corporation

The New York City Residential Mortgage Insurance Corporation is a public benefit corporation established pursuant to Section 654-d of the New York State Private Housing Finance Law as a subsidiary of HDC. REMIC is the successor entity to the New York City Rehabilitation Mortgage Insurance Corporation ("Old REMIC") which was dissolved on January 27, 1993. REMIC has the authority to insure residential mortgage loans throughout the City in order to promote the preservation of neighborhoods which are blighted, are becoming blighted or may become blighted, to discourage divestment and encourage the investment of mortgage capital in such neighborhoods and to provide safe, sanitary and affordable housing accommodations to persons and families for whom the ordinary operations of private enterprise cannot supply such accommodations. REMIC is to continue in existence until terminated by law; provided, however, that no such law shall take effect so long as contracts to insure mortgages, commitments to insure, or other obligations remain outstanding, unless adequate provision has been made for the payment thereof. Upon termination of REMIC, all of its rights and properties shall pass to and be vested in the Corporation.

REMIC is required to maintain certain reserves, one of which is the housing insurance fund which shall be used as a revolving fund solely for the payment of

liabilities arising from housing insurance contracts. The housing insurance fund requirement as of any particular date must be in an amount equal to the aggregate of (i) one hundred percent of the insured amounts due and payable pursuant to housing insurance contracts, plus (ii) twenty percent of the insured amounts under housing insurance contracts other than insured amounts which are due and payable pursuant to (i) above, plus (iii) twenty percent of the amounts to be insured under REMIC's commitments to insure. The housing insurance fund requirement at October 31, 1994 is \$842,000.

REMIC must also maintain a mortgage insurance fund which shall also be used as a revolving fund solely for the payment of liabilities arising from mortgage insurance contracts which are contracts of the Old REMIC or contracts based on commitments of the Old REMIC. The mortgage insurance fund requirement as of any particular date shall be an amount equal to the aggregate of (i) one hundred percent of the insured amounts due and payable pursuant to mortgage insurance contracts, plus (ii) an amount equal to the greater of (A) \$7,500,000 or (B) twenty percent of the sum of the insured amounts under mortgage insurance contracts and the amounts to be insured under commitments to insure. The mortgage insurance fund requirement at October 31, 1994 is \$7,500,000.

Any income or interest earned on the funds described above due to the investment of those funds in excess of their respective requirements shall be transferred at least annually to the premium reserve fund described below.

A premium reserve fund must also be maintained for the purpose of providing for the payment of REMIC's liabilities arising from its operations, including liabilities arising from housing and mortgage insurance contracts. The balance of this fund at October 31, 1994 is \$14,979,000.

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Note 4 Investments and Deposits

The Corporation is authorized to engage in investment activity pursuant to the Act and the Corporation's respective bond resolutions. HAC, HNYC and REMIC are authorized to engage in investment activities pursuant to Section 654-b, Section 654-c and Section 654-d of the New York State Private Housing Finance Law, respectively, and in the case of HNYC, its bond resolution. Investment policies are set by the Members of the Corporation, HAC, HNYC and REMIC. These policies are carried out on an ongoing basis by the Corporation's Investment Committee. The Corporation and its subsidiaries principally invest in securities of the United States and its agencies, certificates of deposit ("CDs"), open time deposits ("OTDs") and repurchase agreements. Neither HDC, HAC, HNYC nor REMIC entered into any reverse repurchase agreements. According to management, the Corporation and its subsidiaries were not in violation of

any provisions of the foregoing policies.

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

During fiscal year 1994, investment gains amounted to \$569,000 while losses amounted to \$15,000. At October 31, 1994, the amortized cost basis of the portfolio exceeded the market value including accrued interest by \$1,691,000.

The interest rate under one revolving fixed term repurchase agreement is 6.59% with a maturity date of April 1, 2030. Margin requirements under this agreement are 103% with weekly pricing of securities. This investment for \$998,000 is included in the caption Fixed Repurchase Agreements in the table below.

During the fiscal year, HDC and its subsidiaries entered into 5 OTDs. Interest rates on all OTDs range from 1.85% to 6%. Maturity dates range from December 31, 1995 through November 1, 1997.

In addition to cash deposits, funds were invested in OTDs, CDs, Money Market and NOW accounts. Funds deposited into Money Market and NOW accounts were Section 8 Annual Contract Contribution funds received from the United States Department of Housing and Urban Development ("HUD"). These deposits as well as any other HUD deposits in the applicable bank are Federal Deposit Insurance Corporation ("FDIC") insured in an amount up to \$100,000 collectively. Various bond programs and the Corporate Services Fund have invested in CDs, OTDs and Money Market accounts.

Bond programs hold the OTDs. These deposits are FDIC insured in the amount of \$100,000 per individual bondholder for each of the respective bond programs. OTDs amounting to \$2,061,000 of \$106,057,000 were collateralized by securities held by the respective bond program's trustee. OTDs have a total cost basis including accrued interest of \$106,057,000 and a bank balance of \$105,061,000.

Repurchase agreements amounted to \$176,879,000 of which \$175,881,000 are held pursuant to written master repurchase agreements which permit liquidation of the applicable securities in the event of a default. Maturities range from 1 to 32 days. Margin requirements are 101% for overnight repurchase agreements

and 102% for repurchase agreements maturing up to 34 days, all of which are priced daily.

New York City General Obligation Bonds amounted to \$702,000 with a maturity date of August 1, 2010.

Federal Home Loan Discount Notes amounted to \$11,750,000 with a maturity date of November 1, 1994.

Combined cash deposits totaled \$400,000 at October 31, 1994. These accounts were maintained with bond trustees as well as with major commercial banks. Cash deposits amounting to \$384,000 are FDIC insured, while \$13,000 of the City's Department of Housing Preservation and Development ("HPD") funds held for the City are collectively insured with other City funds in an amount up to \$100,000. REMIC's cash deposits totaled \$3,000, all of which are fully insured.

Investments held in the Corporation's name by the Corporation, its agents and bond trustees at October 31, 1994:

Security	Total Cost	Current Market Value Plus Accrued Interest	Excess of Market Value Over Cost
<i>(in thousands)</i>			
U.S. Treasury Bonds	\$ 104,480	103,986	(494)
U.S. Treasury Bills	74,119	73,969	(150)
U.S. Treasury Notes	106,348	104,720	(1,628)
U.S. Treasury Strips	180	617	437
Fixed Repurchase Agreements	176,879	176,879	—
G.N.M.A.	38,755	38,899	144
Open Time Deposits	106,057	106,057	—
F.H.L.B Discount Notes	11,750	11,750	—
NYC General Obligation Bonds	702	702	—
Money Market and NOW Accounts	1,314	1,314	—
Totals	5 620,584	618,893	(1,691)

> Note 5 Mortgage and Other Loans

A general description of the mortgage and other loans in each of the programs follows:

(A) New York City Housing Development Corporation

(i) Multi-Family Bond Programs:

(a) General Housing

The mortgages are first liens on the respective properties. Five of the eight projects receive interest reduction subsidies under Section 236 of the National Housing Act of 1934, as amended, from HUD. To the extent that the projects do not generate sufficient funds to meet the annual debt service requirements, payments may be made first from the General Reserve Fund to the extent available and then from the Capital Reserve Fund.

On December 1, 1993, the mortgages for the two projects under the 1982 Multi-Family Bond Program were transferred to the Corporate Services Fund at their adjusted cost basis. Available corporate resources were utilized to retire the outstanding bonds (see note 7).

(b) Section 223(f)

The mortgages were assigned to the Corporation by the City and subsequently modified, divided and recast into (a) FHA-insured first mortgages, to be serviced by the

Corporation; and (b) subordinate non-insured second mortgages which were reassigned to the City. The mortgages are first liens on the respective properties. Thirty-two of the seventy-nine projects receive interest subsidies under Section 236 from HUD.

With respect to the 223(f) Program, (a) the excess of mortgagors' payments over bond debt service payments, trustee fees and servicing fees to the Corporation and (b) the earnings on certain restricted funds (which are excluded from the Combined Statement of Revenues and Expenses) are payable to the City. With respect to the Multi-Unit Program, the earnings on certain restricted funds (which are also excluded from revenues) are payable to the City.

(c) Section 8 & PLP

Under the Section 8 program the mortgage loans made to the projects refinanced under the 1993 Series A & B Bond programs are FHA-insured, and include various construction costs, bond issuance costs and capitalized accrued interest. The projects receive housing assistance payments on behalf of the tenants pursuant to Section 8.

Projects to be financed under the 1994 Series A PLP Bond Program will be first mortgage loans for projects

rehabilitated under HPD's Participation Loan Program under which HPD will fund subordinate mortgages.

(d) 80/20

The mortgage loans made to the projects in this program financed various construction costs, bond issuance costs and capitalized accrued interest.

The mortgage loans under five programs are FHA-insured and are held and serviced by the Corporation. The mortgage loans under three programs are FHA co-insured and are held and serviced by GNMA approved servicers. The mortgage loans under two programs are insured under the SONYMA insurance program. The loans under eleven of the programs are held or serviced by the financial institution providing the credit enhancement for the respective bond program.

On April 6, 1994, the Corporation issued the 1994 Series A Multi-Family Mortgage Revenue Bonds to refinance the mortgage loan on the James Tower project and to refund the Multi-Family Development Bonds (James Tower Development), 1985 Issue 1 (see note 7).

Certain projects receive subsidies on behalf of the eligible tenants through either Section 8 housing assistance payments or HAC funds.

(e) Hospital Residence

The mortgage loan advances made to the three projects include various acquisition and construction costs, bond issuance costs and capitalized accrued interest. Under one program, the mortgagor provided the bond trustee with a non-cancellable policy of insurance from the Municipal Bond Investors Assurance Corporation ("MBIA") which guarantees the payment of bond debt service. The loans under the remaining two programs are held and serviced by the financial institution providing the credit enhancement for the respective bond program.

(f) Residential Cooperative Housing

The mortgage loans provide permanent financing for five projects. The loans under this program are or will be serviced by the Corporation and insured by the SONYMA insurance program.

(ii) Other Loans:

Development Services Program:

In 1987, the DSP was created to assist the City in implementing its many housing programs for low, moderate and middle income residents. As of October 31, 1994, the DSP consists of eight subprograms. The source of funding for the DSP is certain corporate reserves which have been set aside in a separate account, the Dedicated Account, which is included in the Corporate Services Fund. Loans made under the DSP are either interest free or have low interest rates. The Corporation's role in seven subprograms involves the lending of the funds on deposit in the Dedicated Account. In the other subprogram, the Corporation has servicing responsibilities with regard to loans made by HPD (see note 12).

(B) Housing Assistance Corporation

(i) Mortgage Loans:

Mortgage loan advances made to eight projects include various construction costs and capitalized accrued interest. Certain mortgages are second liens on buildings which have been rehabilitated. These loans accrue interest at the rate of 1% per annum although payments are not due for approximately twenty years from the dates of the loans. Other first and subordinate mortgage loans were made to fund certain expenses of constructing new projects. The secondary loans bear no interest for approximately twenty-five years from completion of construction and then bear interest at a rate of 1% per annum.

HAC has funded an 8.5% FHA-Insured first mortgage loan in the amount of \$2,193,000 and a 1% subordinate mortgage loan in the amount of \$3,952,000 for Astoria Towers. To facilitate the processing of FHA insurance, the Corporation holds the first mortgage loan within the Corporate Services Fund on behalf of HAC. At October 31, 1994, the loan balance was \$6,044,000.

(ii) Subsidy:

Certain projects receive tenant assistance payments on behalf of the eligible tenants.

Note 6 Other Receivables

(A) New York City Housing Development Corporation
Other Receivables amounts to \$33,723,000, which represents commitment and financing fees, servicing fees, Reserve for Replacement loans and Corporate Services Fund Other Loans described in note 5.

(B) Housing New York Corporation

Other Receivables amounts to \$183,546,000, which represents \$142,728,000 in funds advanced to the City through October 31, 1994 in accordance with the 1993 Series A Revenue Bond Resolution. The City used these monies to reimburse itself for the costs incurred in

connection with the substantial rehabilitation of residential housing and related facilities in Manhattan and the Bronx under the Housing New York Program. For a description of the manner in which advances made to the City will be repaid to the Corporation see note 3C. The remaining balance of \$40,818,000 represents funds used to cover debt service. On May 1, 1993, HNYC began to require payment of assigned excess revenues on each debt service date in amounts necessary to cover bond principal and interest and HNYC trustee fees. Amounts recorded under the caption Other Revenues on the Combined Statement of Revenues and Expenses are used to cover program expenses.

> Note 7 Bonds Payable

(A) New York City Housing Development Corporation

The Corporation's authority to issue bonds and notes for any corporate purpose is limited to the extent that (i) the aggregate principal amount outstanding may not exceed \$2.8 billion, exclusive of refunding bonds or notes, and (ii) the maximum Capital Reserve Fund requirement may not currently exceed \$30 million.

(i) Multi-Family Bond Programs:

(a) General Housing

The bonds of the General Housing and 1982 Multi-Family Housing Bond Programs are general obligations of the Corporation. Substantially all of the programs' assets are pledged as collateral for the bonds.

On December 1, 1993, the 1982 Multi-Family Bonds were retired and the mortgages for the two projects were transferred to the Corporate Services Fund.

(b) Section 223(f)

The bonds of the Multifamily Housing Bond Program are special limited obligations of the Corporation. The primary security for the bonds is the federal mortgage insurance obtained at the time the mortgages were assigned from the City. Principal and interest are paid only from the monies received for the account of the insured mortgage securing that series, including payments made by, or on behalf of, the mortgagor or HUD.

The 1991 Multi-Unit Mortgage Refunding bonds are special revenue obligations of the Corporation secured solely by a pledge of the FHA-insured mortgage loans and the program's assets, as well as the revenues derived from these loans and assets.

(c) Section S & PLP

The bonds of the 1993 Series A & B Bond Programs are special revenue obligations of the Corporation secured solely by a pledge of the FHA-insured mortgage loans and the programs' assets, as well as the revenues derived from these loans and assets.

On August 12, 1993, the Corporation issued \$130 million Multi-Family Housing Revenue Bonds, 1993 Series A & B to redeem all of its Multi-Family Mortgage Revenue Bonds (FHA Insured Mortgage Loans), 1979 Series A, 1983 Series A, 1983 Series B and 1983 Series C on September 13, 1993 except for \$44,025,000 of the 1979 Series A Bonds which were redeemed on November 1, 1993.

On October 13, 1994, the Corporation issued the federally taxable Multi-Family Housing Revenue Bonds, 1994 Series A under a supplemental bond resolution to the resolution for the 1993 Series A & B Bonds. This resolution's excess collateral, primarily in the form of FHA-insured mortgages, as well as invested proceeds, serve as security for the 1994 Series A Bonds. The 1994 Series A Bond proceeds are to be used to make mortgage loans under HPD's Participation Loan Program.

(d) SO/20

The bonds under this heading are also special revenue obligations of the Corporation and different bonds are secured by different forms of security such as a pledge of the mortgage loans, the programs' assets, the revenues derived from these loans and assets, a letter of credit, FHA mortgage insurance, SONYMA mortgage insurance and GNMA mortgage-backed securities, each as the case may be.

On January 15, 1993, the Corporation issued its \$164,645,000 Multi-Family Mortgage Revenue Bonds (FHA Insured Mortgage Loan), 1993 Series A and 1993 Series B to acquire the FHA-insured mortgage loan for the Manhattan Park Project from HUD. On February 15, 1993, the Corporation redeemed all of the 1985 Series A and 1987 Series A bonds except for \$13,910,000 of the 1985 Series A bonds which are defeased and will be redeemed on February 15, 1995.

On April 6, 1994, the Corporation issued \$28,000,000 of its Multi-Family Mortgage Revenue Bonds (James Tower Development), 1994 Series A, to refinance the mortgage loan for the project and to refund all of the outstanding Multi-Family Development Bonds, 1985 Issue 1, on April 18, 1994. The mortgage note had interest rates ranging from 8.41% to 8.54%. The 1994 Series A Bonds are variable rate bonds having an initial stated rate of 2% and a maximum rate of 12% and mature in 2005. The mortgage loan documents require the mortgagor to pay sufficient funds to cover the interest and principal on the bonds plus various fees. As a result of the refunding, the Corporation will experience a reduction in its total debt service at 2% of \$13,520,000, and an increase in its total debt service at 12% of \$13,641,000. The economic gain or loss will depend upon the fluctuation of interest rates over the term of the 1994 Series A Bonds. The difference between the present value of the debt service at the rate of 2% would result in an economic gain of \$9,823,000 and an economic loss at 12% of \$10,040,000. The resulting gain or loss and the change in debt service will be passed through to the James Tower Project, and the Corporation will not be subject to any gain or loss on this refunding.

On September 30, 1994, the Corporation drew down the letter of credit securing its Multifamily Mortgage Revenue (First Nationwide Savings-Columbus Apartments Project) 1985 Issue A Bonds. The funds, \$24,572,000, were deposited in an irrevocable trust with an escrow agent to provide debt service payments which shall be sufficient to pay the principal or redemption price and interest due on the 1985 Bonds on or prior to the redemption date. The advance refunding met the requirements of an in-substance defeasance, and, accordingly on October 31, 1994, none of the 1985 Issue A Bonds are an outstanding obligation of the Corporation. At October 31, 1994, the defeased 1985 Issue A Bonds totaled \$23,570,000.

(e) Hospital Residence

The bonds under this program are secured by either bond insurance and/or a letter of credit and are special revenue obligations of the Corporation.

On November 22, 1988, the Corporation issued MBIA Insured Residential Revenue Refunding Bonds (Royal Charter Properties-East, Inc. Project), 1988 Series 1 in the amount of \$115,583,000 to advance refund the MBIA Insured Residential Revenue Bonds (Royal Charter Properties-East Inc. Project), 1985 Series 1 in the amount of \$96,022,000. The advance refunding met the requirements of an in-substance defeasance, and, accordingly on October 31, 1994, none of the 1985 Series 1 Bonds are an outstanding obligation of the Corporation. At October 31, 1994, the defeased MBIA Insured Residential Revenue Bonds (Royal Charter Properties-East, Inc. Project), 1985 Series 1 totaled \$70,707,000.

(f) Residential Cooperative Housing

The three bond issues of this program are special obligations of the Corporation which are payable from and secured by a pledge of payments to be made under the SONYMA insured mortgage loans. They are additionally secured or will be secured by the SONYMA mortgage insurance and the revenues and accounts of the respective issues.

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

The bonds and notes payable caption on the Combined Balance Sheet includes \$44,773,000 of deferred bond refunding costs on programs that were refinanced. For 1993 this caption included \$9,547,000.

The caption Interest and Amortization on the Combined Statement of Revenues and Expenses for 1993 included call premiums of \$1,786,000.

(B) Housing Assistance Corporation

HAC is not authorized to issue any bonds or notes.

(C) Housing New York Corporation

HNYC is authorized to issue bonds in an aggregate principal amount not to exceed \$400 million plus an additional principal amount for certain purposes (see note 3C). The bonds and notes are neither debts of the State, BPCA, the City nor the Corporation.

Revenue Bond Program:

The 1987 & 1993 Series A Bonds are special revenue obligations of HNYC secured by a pledge of excess revenues from a lease executed by the BPCA on or before January 1, 1986 which are in excess of amounts neces-

sary to (1) satisfy BPCA bond and note covenants, (2) fulfill all BPCA legal and financial commitments and (3) pay BPCA operating and maintenance expenses. These bonds are also secured by monies and securities in the accounts held by the Trustee under and pursuant to the resolution, including the Debt Service Reserve Account. These bonds are not secured by any mortgages, leases or other interests in any of the residential housing facilities built with the proceeds of the bonds.

On December 16, 1993, the Corporation issued \$258,690,000 of its Senior Revenue Refunding Bonds, Series 1993, to advance refund the Revenue Bonds, 1987 Series A. The Corporation deposited \$241,353,000 in cash and investments in an irrevocable trust with an escrow agent to provided debt service payments which shall be sufficient to pay the principal or redemption price and interest due on the 1987 Series Bonds on or prior to the redemption or maturity date. The advance refunding met the requirements of an in-substance defeasance, and, accordingly on October 31, 1994, none of the 1987 Series Bonds are an outstanding obligation of the Corporation. At October 31, 1994, the defeased 1987 Series Bonds totaled \$197,041,000. As a result of the refunding, the Corporation will experience an increase in its total debt service of \$13,813,000. This transaction resulted in an accounting loss of \$37,047,000 which has been included in deferred bond refunding costs, and the difference between the present value of the old and new debt produced an economic gain of \$9,173,000.

(D) New York City Residential Mortgage Insurance Corporation

REMIC is not authorized to issue any bonds or notes.

Required principal payments by the Corporation and HNYC for the next five years are as follows:

Year ending October 31	New York City Housing Development Corporation	Housing New York Corporation
<i>(in thousands)</i>		
1995	\$ 20,085	\$ —
1996	23,305	—
1997	26,797	—
1998	29,010	—
1999	26,531	—
Total	\$ 125,728	\$ —

Bonds Outstanding

Bonds payable comprise the following for the year ended October 31, 1994:

Description	Balance at Oct. 31, 1993	Issued	Retired	Balance at Oct. 31, 1994	Annual Debt Service
<i>(in thousands)</i>					
Housing Development Corporation					
Multi-Family Bond Programs:					
General Housing:					
General Housing Bond Program - 3.75% to 9% Bonds maturing in varying installments through 2023	\$ 232,555	—	(1,870)	230,685	16,431
1982 Multi-Family Bond Program - 6% to 11.125% Serial and Term Bonds maturing in varying installments through 2012	30,220	—	(30,220)	—	—
► <i>Total General Housing</i>	<i>\$ 262,775</i>	<i>—</i>	<i>(32,090)</i>	<i>230,685</i>	<i>16,431</i>
Section 223(f):					
Multifamily Housing Bond Program - 6.5% to 7.25% Bonds maturing in varying installments through 2019	334,729	—	(4,803)	329,926	26,921
1991 Multi-Unit Mortgage Refunding Bond Program - 4.4% to 7.35% Serial and Term Bonds maturing in varying installments through 2019	100,575	—	(1,440)	99,135	8,617
► <i>Total Section 223(f)</i>	<i>\$ 435,304</i>	<i>—</i>	<i>(6,243)</i>	<i>429,061</i>	<i>35,538</i>
Section 8 & PLP:					
1979 Series A Bond Program - 6% to 7.5% Serial and Term Bonds maturing in varying installments through 2021	44,025	—	(44,025)	—	—
1993 Series A & B Bond Program - 2.75% to 5.85% Serial and Term Bonds maturing in varying installments through 2026	130,000	—	—	130,000	9,204
1994 Series A PLP Bond Program - 8.4% and 8.95% Term Bonds maturing in varying installments through 2025	—	6,500	—	6,500	313
► <i>Total Section 8 & PLP</i>	<i>\$ 174,025</i>	<i>6,500</i>	<i>(44,025)</i>	<i>136,500</i>	<i>9,517</i>

Description (in thousands)	Balance at Oct. 31, 1993	Issued	Retired	Balance at Oct. 31, 1994	Annual Debt Service
80/20:					
1984 Series A Carnegie Park Project - Variable Rate Bonds due upon demand through 2016	\$ 65,900	—	(500)	65,400	3,069
1985 First Series PLP - 6.75% to 9.875% Serial and Term Bonds maturing in varying installments through 2017	16,045	—	(285)	15,760	1,848
1985 Issue A Columbus Apartments - 6.75% to 8.5% Serial and Term Bonds maturing in varying installments through 2015	23,780	—	(23,780)	—	—
1985 Issue I James Tower Development - 4.75% to 8.625% Serial, Term and Capital Appreciation Bonds maturing in varying installments through 2005	24,823	—	(24,823)	—	—
1985 Series A GNMA Mortgage-Backed Securities - 5.9% to 8.75% Serial and Term Bonds maturing in varying installments through 2016	22,970	—	(355)	22,615	2,322
1985 Series A Columbus Green Project - Variable Rate Bonds due upon demand through 2009	14,000	—	(100)	13,900	650
1985 First Series SONYMA Insured - 5% to 8.5% Term and Serial Bonds maturing in varying installments through 2007	14,725	—	(630)	14,095	1,806
1985 Resolution 1 Paragate Tower - Variable Rate Bonds due upon demand through 2007	47,700	—	(795)	46,905	2,641
1987 Series A GNMA Mortgage-Backed Securities - 8.125% Term Bonds maturing in varying installments through 2019	4,275	—	(50)	4,225	392
1987 Series A Hodag - 8.625% and 9.625% Term Bonds maturing in varying installments through 2019	9,025	—	(135)	8,890	994
1988 Series A Carnegie Park Project - Variable Rate Bonds due upon demand through 2016	2,000	—	—	2,000	77
1989 Series A Upper Fifth Avenue Project - Variable Rate Bonds due upon demand through 2016	10,000	—	—	10,000	330
1989 Series A Queenswood Apartments - Variable Rate Bonds due upon demand through 2017	12,400	—	—	12,400	415
1989 Series A Sheridan Manor Apartments - 7.2% and 7.45% Term Bonds maturing in varying installments through 2008	11,235	—	(400)	10,835	1,223
1990 Series A Related - East 96th Street Project - Variable Rate Bonds due upon demand through 2015	104,600	—	—	104,600	3,023
1993 Series A Columbus Gardens Project - Variable Rate Bonds due upon demand through 2007	27,600	—	(400)	27,200	1,210
1993 Series A & B Manhattan Park - 6.25% to 8% Term Bonds maturing in varying installments through 2030	164,475	—	(965)	163,510	11,964
1993 Series A Manhattan West Development - 5.7% Term Bonds maturing in varying installments through 2036	—	141,735	—	141,735	8,079
1994 Series A James Tower Development - Variable Rate Bonds maturing in varying installments through 2005	—	28,000	(400)	27,600	1,617
1994 Series A York Avenue Development - Variable Rate Bonds due upon demand through 2024	—	57,000	—	57,000	1,938
Total 80/20	\$ 575,553	220,735	(53,018)	748,070	43,508

Description (in thousands)	Balance at Oct. 31, 1993	Issued	Retired	Balance at Oct. 31, 1994	Annual Debt Service
Hospital Residence:					
1988 Series 1 MBIA Insured - 5.6% to 7.5% Serial, Term and Capital Appreciation Bonds maturing in varying installments through 2017	\$ 103,188	—	(3,240)	99,948	9,242
1993 Series A East 17th Street Properties - Variable Rate Term Bonds maturing in varying installments through 2023	36,600	—	—	36,600	1,281
1993 Series A Montefiore Medical Center - Variable Rate Term Bonds maturing in varying installments through 2030	8,400	—	—	8,400	281
➤ Total Hospital Residence	\$ 148,188	—	(3,240)	144,948	10,804
Residential Cooperative Housing:					
1990 Series A South Williamsburg Cooperative - 7.9% Term Bonds maturing in varying installments through 2023	6,925	—	(60)	6,865	606
1990 Series A South Bronx Cooperative - 8.1% Term Bonds maturing in varying installments through 2023	6,640	—	(50)	6,590	593
1994 Series A Maple Court Cooperative - 6.22% Term Bonds maturing in varying installments through 2027	—	12,330	—	12,330	773
➤ Total Residential Cooperative Housing	\$ 13,565	12,330	(110)	25,785	1,972
➤ Total Bonds Payable Housing Development Corporation	\$1,609,410	245,565	(130,326)	1,715,649	117,860
Housing New York Corporation Revenue Bond Program:					
1987 Series A Bonds - 6.8% to 9.5% Serial, Term and Capital Appreciation Bonds maturing in varying installments through 2017	201,651	—	(201,651)	—	—
1993 Series A Refunding Bonds - 4.9% to 6% Serial and Term Bonds maturing in varying installments through 2020	—	258,690	—	258,690	13,421
➤ Total Bonds Payable Housing New York Corporation	\$ 201,651	258,690	(201,651)	258,690	13,421
➤ Total Bonds Payable	\$ 1,811,061	504,255	(340,977)	1,974,339	131,281

► Note 8 Consultants' Fees

(A) New York City Housing Development Corporation

The fees paid by the Corporation for legal and consulting services in fiscal year 1994 for HDC include: \$72,885 to Brownstein, Zeidman and Lore, a Professional Corporation, \$60,547 to Hawkins, Delafield & Wood and \$27,575 to Battle Fowler for legal services. The Corporation paid consulting fees in the amount of \$10,312 to Bonnie Sprung, CPA, to assist in the preparation of the Corporation's financial statements and \$3,060 to Frank P. Collins & Associates for a utilization analysis.

In addition, the following legal fees were paid: \$256,487 to Hawkins, Delafield & Wood. Consulting fees paid were \$15,000 to Goldman Sachs & Company

and \$4,500 to Ernst & Young. \$35,135 was paid to Alee, King, Rosen & Fleming, Inc. for an environmental study. The Corporation has been reimbursed for these expenses from either bond proceeds or project developers.

(B) Housing New York Corporation

HNYC paid legal fees of \$148,459 to Hawkins, Delafield & Wood which have been reimbursed from bond proceeds.

(C) New York City Residential Mortgage Insurance Corporation

REMIC paid legal fees of \$10,561 to Whitman, Breed, Abbott & Morgan.

► Note 9 Payable to The City of New York

(A) New York City Housing Development Corporation

HPD acts as the regulatory agency for the General Housing Program mortgages, and as such, receives servicing fees from HDC. At October 31, 1994, the General Housing Program servicing fees payable to HPD were \$28,000.

Mortgages in the Section 223(f) Housing Program were assigned to the Corporation by the City in order to generate monies for the City. The Corporation remits to the City any excess of mortgage interest income and investment earnings over related debt expense, trustee fees and servicing fees. These expenses are considered non-operating and amounted to approximately \$3,097,000 for fiscal year 1994. As of October 31, 1994, the total liability to the City was \$6,298,000. Under the 1991 Multi-Unit Program non-operating expenses amounted to \$1,049,000 for fiscal year 1994. As of October 31, 1994, the total liability to the City was \$2,241,000.

Also included in this reporting classification are participation loan funds received from the City which are to be advanced to mortgagors and mortgage and investment earnings under the 1985 First Series Insured Multi-Family Mortgage Revenue Bond Program and the 1987 Series A (FHA Insured Mortgage Loans) Multi-Family Housing Bond Program. Included in non-operating expenses were \$76,000 and \$40,000, respectively. As of October 31, 1994, all funds had been advanced under the 1985 bond program and the funds yet to be advanced under

the 1987 bond program amounted to \$92,000. The total funds payable to the City over the life of the bond programs are \$6,956,000 and \$6,865,000, respectively.

The City provided funds for a subordinate mortgage loan to Sheridan Manor which were advanced pursuant to a mortgage held and serviced by the Corporation. The total liability to the City was \$18,666,000 on October 31, 1994.

The Corporation under its DSP has initiated an HPD Loan Servicing Program. During 1991, 1992 & 1993, HPD transmitted \$5,538,000, \$134,365,000 and \$102,890,000, respectively, and for 1994 \$97,960,000 to the Corporation for this activity. At October 31, 1994, the Corporation held \$66,378,000 in the Corporate Services Fund for the City.

(B) Housing Assistance Corporation

The funds received from the City for HAC as well as any earnings on the funds (see note 3B) are also included in this reporting classification on the Combined Balance Sheet. At October 31, 1994, total resources payable to the City amounted to \$84,169,000.

(C) Housing New York Corporation

The Corporation is servicing four loans under the Vacant Cluster Program with funds received from the City. At October 31, 1994, total funds held for the City amounted to \$3,220,000.

Note 10 Retirement System

The Corporation and REMIC are participating employers in the New York City Employee's Retirement System (the "System") of which 8 employees of the Corporation and 2 employees of REMIC are members. The Corporation paid \$31,000 and REMIC paid \$14,000 as their actuarially computed proportionate shares of the System's cost for the period covering the Corporation's fiscal year.

The Corporation offers its employees the option of participating in a Tax Sheltered Annuity Plan managed by The Equitable Life Assurance Society of the United States as an alternate retirement plan under Section 403(b) of the Internal Revenue Code. The Internal Revenue Service has approved the Corporation as an entity which can provide this type of plan to its employees. The majority of the Corporation's employees participates in this plan.

Note 11 Due to the United States Government

The amount reported in this classification is made up of two major components. A general description of each of the components is as follows:

A. Due to HUD

The Corporation has entered into contracts with HUD to administer housing assistance payment contracts with housing projects occupied by tenants qualifying for Section 8 housing assistance payments. Pursuant to the contracts, HUD makes annual contributions to the Corporation in an amount equal to the annual assistance payments plus an administrative fee, if applicable, for the Corporation. The Corporation receives the annual contract contributions periodically during the year and disburses funds monthly for the benefit of the covered projects. As of October 31, 1994, the Corporation held \$1,314,000 in prefunded annual contributions. Related fees earned during fiscal year 1994 amounted to \$1,743,000 and are included in the Corporate Services Fund.

B. Rebate Fund

In order to maintain the exemption from Federal Income Tax of interest on bonds issued subsequent to January 1, 1986, the Corporation established a separate fund, the Rebate Fund, into which amounts required to be rebated to the Federal Government pursuant to Section 148 of the Internal Revenue Code of 1986, as amended, ("Code") are deposited. The Code requires the payment to the United States Treasury of the excess of the amount earned on all non-purpose obligations over the amount that would have been earned if the gross proceeds of the issue were invested at a rate equal to the yield on the issue. Project or construction funds, debt service funds or any other funds or accounts funded with proceeds of such bonds, including earnings, or pledged to or expected to be used to pay interest on such bonds are subject to this requirement. Issues with respect to which all gross proceeds are expended for the governmental purpose of the issue within six months after the date of issue and debt service funds with annual gross earnings of less than \$100,000 are exempt from this requirement. Payment is to be made after the end of the fifth bond year and after every fifth bond year thereafter, and within 60 days after retirement of the bonds. At October 31, 1994, HDC had set aside \$724,000 in rebateable funds.

Note 12 Commitments

(A) New York City Housing Development Corporation

The Corporation is committed under three operating leases for office space for minimum annual rentals for the next five years as follows:

Year ending October 31	
1995	\$ 535,000
1996	537,000
1997	545,000
1998	552,000
1999	583,000
► Total	\$2,752,000

For fiscal year 1994, the Corporation's rental expense amounted to \$560,000.

Remaining mortgage commitments and other loan commitments at October 31, 1994 are as follows:

Mortgage Loans:

Multi-Family Bond Programs:

80/20	\$ 84,794,000
Hospital Residence	700,000
Residential Cooperative Housing	11,864,000
► Total Mortgage Loan Commitments	\$ 97,358,000

Other Loans:

Development Services Program	6,697,000
► Total Commitments	\$ 104,055,000

On December 27, 1993, the Corporation entered into a construction and permanent loan participation agreement with the American Federation of Labor and Congress of Industrial Organizations Housing Investment Trust ("AFL - CIO") to provide construction and permanent financing for Manhattan West, a 1,000 unit 80/20 project. The Corporation's share of the commitment is 85.85% or \$134,000,000 and the AFL - CIO's share is 14.15% or \$22,087,000.

(B) New York City Residential Mortgage Insurance Corporation

REMIC is committed under one operating lease for office space for minimum annual rentals for the next four years as follows:

Year ending October 31	
1995	\$ 92,000
1996	92,000
1997	92,000
1998	92,000
► Total	\$ 368,000

For fiscal year 1994, REMIC's rental expense amounted to \$118,000.

As of October 31, 1994, REMIC insured loans with coverage totaling \$30,418,000 and had outstanding commitments to insure loans with a maximum insurance coverage of \$8,737,000.

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Note 13 Contingencies

In the normal conduct of the Corporation's business, it is involved in litigation matters. In the opinion of management and the Corporation's legal counsel, the

ultimate disposition of such litigation should not have a material adverse effect on the combined financial position of the Corporation.

Note 14 Subsequent Events

A. On December 29, 1994, the Corporation issued \$55,000,000 Multi-Family Mortgage Revenue Bonds (Related-Tribeca Towers), 1994 Series A to fund a mortgage loan which will provide permanent financing for Tribeca Towers, a 440 unit 80/20 multi-family rental building.

B. On January 17, 1995, the Corporation issued \$13,910,000 Multi-Family Mortgage Revenue Bonds (FHA Insured Mortgage Loan), 1995 Series A to refund that portion of the 1993 Series B Multi-Family Mortgage Revenue Bonds that are subject to optional redemption on February 15, 1995. The 1993 Series B Bonds were issued to acquire from HUD the non-recourse mortgage loan for the Manhattan Park Project.

► **Executive Office**

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President

Abraham J. Greenstein
Executive Vice President

Joan O'Brien
Executive Assistant to the President

Helen Bojcenjuk
Executive Assistant to the Executive Vice President

► **Development**

Charles A. Brass
Vice President for Development

Donald Rubenstein
Director of Development Services

Sivonne Hermann
Allison Jones
Assistant Directors of Development

June Ricketts
Betty Scarlett
Administration

► **Financial Analysis**

Bernard Hecht
Director

► **Legal**

Martin I. Siroka
Vice President and General Counsel

David S. Boccio
Deputy General Counsel and Secretary

William Meltzer
Assistant General Counsel

Michelle Abbott-Smith
Yvonne Glenn
Paralegals

► **Operations**

Charlena Lance
Director of Operations

Mary McConnell
Deputy Director of Operations

Blanche Hodges
Office Manager

Agnes M. Abraham
Miguel Alvarez
Ellie Candelario
John Evans
Edward Overton

► **Treasury**

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Assistant Treasurer

Maria N. Arroyo
Purchasing Manager

Nancy Wolf
Administration

Cash Management

Harry Fried
Assistant to the Treasurer

Giacomo Tafuro
Investment Analyst

Karyn Raguette
Investment Administrator

Kevin Moore
Joseph Porsia
Robert Serino
Renee Shepperson

► **Mortgage Servicing Department**

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Director

Karen Mattics
Assistant Director

Nancy Lauck
Senior Financial Analyst

Mei H. Kiang
Elise Marconi
Ana Morales

► **Computer Operations**

Joan Berkeley
Supervisor

► **Accounting**

Kenneth Mertz
Controller

Shirley Jarvis
Chief Accountant

Cathleen Baumann
Juliet Bolden

Judith Clark
Rhoda Dean-Yhap
Laura Driscoll
Mary John
Michelle Korchinski
Cherrill McPhoy
Frieda Schwartz
Bharat Shah
Moishe Weiss
Cheuk Yu

► **Internal Audit**

Teresa Gigliello
Internal Auditor

► **Asset Management**

Peggy Joseph
Director

Sylvia Ramos
Assistant Director

Geraldine Brown
Lucille Engram

Samuel Aya
Denis Belic
Christine Chan
Brian Karim
Scott Lakow
Delia Lau
Annabel Mazzeo
Robert Ramirez
Shirell Taylor
Fridrey Uwoghiren
Patricia Waller
Gwendolyn Williams

► **Management Information System**

Michael Hirst
Director

John Woelz
Assistant Director

Jeffrey DeVito
Peter Malecki
Irene Yau

► **REMIC's Staff**

Seymour Trommer
Senior Insurance Officer

Julio Colon
Director of Development

Edythe Solomon
Administration



The Corporation deeply mourns the passing of George Glee, Jr. on January 19, 1995. Appointed as a Member in 1981, Mr. Glee served with great distinction, providing much needed guidance and leadership to the Corporation as it expanded its mission over the past decade. He was committed, not only to establishing and maintaining standards of excellence for the Corporation, but also to our goal of financing affordable housing while strengthening neighborhoods. We will feel his loss.