



NYC
REMIC

RESIDENTIAL
MORTGAGE
INSURANCE
CORPORATION

Report to Members

Fiscal Year End
October 31, 2024

Eric Enderlin
President

DATE: May 27, 2025

TO: The Chairperson and Members

FROM: Eric Enderlin

SUBJECT: Report on REMIC Fiscal Year 2024 Activities

I am pleased to report that the New York City Residential Mortgage Insurance Corporation (“REMIC”) continued its role in helping to establish and maintain the available stock of affordable housing throughout New York City during the fiscal year ended October 31, 2024. Certificates of Insurance were issued for 19 properties with an insured amount of \$64.8 million, representing 2,745 units and \$309.2 million in mortgage amount outstanding. Commitments to Insure were issued for 24 properties with an insured amount of \$84.9 million, representing 5,501 units and \$424.4 million in mortgage amount outstanding.

A detailed summary of the activities and accomplishments of REMIC during the fiscal year ended October 31, 2024, is attached for your review.

MISSION & HISTORY

The New York City Residential Mortgage Insurance Corporation (“REMIC”) is a public benefit corporation established to encourage the production and rehabilitation of affordable housing in New York City through the issuance of mortgage insurance. REMIC plays a crucial role in the City's efforts to stabilize and revitalize its diverse neighborhoods.

Founded as the New York City Rehabilitation Mortgage Insurance Corporation in 1973 by the State Legislature with a \$7.5 million loan from New York City, REMIC was created to promote the development of affordable housing in designated distressed areas of New York City. By providing mortgage insurance, REMIC facilitated the issuance of residential loans, many of which would not have proceeded without credit enhancement.

In 1993, the State Legislature amended the REMIC statute, removing restrictions that limited REMIC to designated distressed areas and encouraging it to insure mortgages throughout New York City. Concurrently, REMIC was renamed the New York City Residential Mortgage Insurance Corporation and reorganized as a subsidiary of the New York City Housing Development Corporation (“HDC”). The original \$7.5 million loan was returned to the City, with HDC funding REMIC's reserve requirements as stipulated by REMIC's enabling statute. These legal changes and fund transfers established a “New REMIC” entity, while certain reserve requirements continued for the “Old REMIC” insured projects. In 2015, the last remaining “Old REMIC” loan was repaid, leaving no outstanding “Old REMIC” loans in the portfolio. In fiscal years 2011, 2013, 2015, and 2019, HDC injected \$7.5 million, \$10 million, \$8 million, and \$10 million, respectively, into REMIC to bolster future capacity.

Since becoming a subsidiary of HDC, REMIC has actively pursued a stronger presence in the mortgage insurance business by significantly increasing its underwriting volume while adhering to strict underwriting standards. Over its 50 years of existence, the REMIC insured portfolio has performed well, having paid only 18 claims for insured loans totaling \$839,839,106.

As of fiscal year-end, REMIC had a “AA” rating from Standard & Poor’s.

FISCAL YEAR 2024 SUMMARY

During fiscal year 2024 (November 1, 2023, through October 31, 2024), REMIC issued Commitments to Insure to 24 properties, with a total of 5,501 units, a total insured amount of \$84.9 million, and a total mortgage amount of \$424.4 million. During fiscal year 2024, REMIC issued Certificates of Insurance to 19 properties, with a total of 2,745 units, a total insured amount of \$64.8 million, and a total mortgage amount of \$309.2 million.

As of October 31, 2024, REMIC had a total amount of insurance outstanding of \$475 million, with a total mortgage amount outstanding related to such insurance of \$2.3 billion. In addition, REMIC had total commitments outstanding of \$184.8 million, with a total mortgage amount outstanding related to such insurance of \$923.8 million.

Details of the Commitments to Insure and the Certificates of Insurance that REMIC issued during fiscal year 2024 are on the following two pages.

COMMITMENTS TO INSURE ISSUED DURING FY2024

BRONX

<u>Property</u>	<u>Lender</u>	<u>Original Mortgage Amount</u>	<u>Original Insured Amount</u>	<u># Units</u>
290 East 149 th St	HDC	\$18,385,000	\$3,677,000	163
Starhill Phase II	HDC	\$15,785,000	\$3,157,000	244
SDV Highbridge	HDC	\$26,130,000	\$5,226,000	316
Whitlock Point	HDC	\$20,895,000	\$4,179,000	265
<i>Total Bronx (4 projects):</i>		<u><i>\$81,195,000</i></u>	<u><i>\$16,239,000</i></u>	<u><i>988</i></u>

BROOKLYN

<u>Property</u>	<u>Lender</u>	<u>Original Mortgage Amount</u>	<u>Original Insured Amount</u>	<u># Units</u>
Broadway Triangle	HDC	\$10,620,000	\$2,124,000	140
1510 Broadway	HDC	\$11,595,000	\$2,319,000	108
326 Rockaway	HDC	\$19,125,000	\$3,825,000	216
Atlantic Chestnut 2	HDC	\$24,705,000	\$4,941,000	436
Kingsland Commons Building 2	HDC	\$32,085,000	\$6,417,000	311
<i>Total Brooklyn (5 projects):</i>		<u><i>\$98,130,000</i></u>	<u><i>\$19,626,000</i></u>	<u><i>1211</i></u>

MANHATTAN

<u>Property</u>	<u>Lender</u>	<u>Original Mortgage Amount</u>	<u>Original Insured Amount</u>	<u># Units</u>
2069 Bruckner Blvd	HDC	\$25,110,000	\$5,022,000	343
Marcus Garvey Village	HDC	\$11,330,000	\$2,266,000	169
Wakefield Yards	HDC	\$24,335,000	\$4,867,000	251
Peninsula Phase 2	HDC	\$24,470,000	\$4,894,000	359
Edgemere Commons Building B1	HDC	\$14,985,000	\$2,997,000	237
Blondell Commons	HDC	\$19,740,000	\$3,948,000	182
Glenmore Manor	HDC	\$19,895,000	\$3,979,000	233
Rialto West	HDC	\$21,815,000	\$4,363,000	158
New Providence	HDC	\$8,260,000	\$1,652,000	131
1601 Dekalb Ave	HDC	\$7,775,000	\$1,555,000	127
Rockaway Village – Phase 5	HDC	\$11,760,000	\$2,352,000	385
2868 Webster Ave	HDC	\$18,200,000	\$3,640,000	276
<i>Total Brooklyn (12 projects):</i>		<u><i>\$207,675,000</i></u>	<u><i>\$41,535,000</i></u>	<u><i>2,851</i></u>

QUEENS

<u>Property</u>	<u>Lender</u>	<u>Original Mortgage Amount</u>	<u>Original Insured Amount</u>	<u># Units</u>
Beach Green Dunes III	HDC	\$8,295,000	\$1,659,000	146
68-19 Woodhaven	HDC	\$12,925,000	\$2,585,000	120
The Barnett	HDC	\$16,225,000	\$3,245,000	185

<i>Total Queens (3 projects):</i>	<u>\$37,445,000</u>	<u>\$7,489,000</u>	<u>451</u>
TOTAL COMMITTED (24 PROJECTS):	<u>\$424,445,000</u>	<u>\$84,889,000</u>	<u>5,501</u>

CERTIFICATES OF INSURANCE ISSUED DURING FY2024

BRONX

<u>Property</u>	<u>Lender</u>	<u>Original Mortgage Amount</u>	<u>Original Insured Amount</u>	<u># Units</u>
1240 Washington Avenue	HDC	\$12,230,000	\$2,446,000	100
600 Concord Avenue	HDC	\$9,995,000	\$1,999,000	83
1001 MLK Blvd	HDC	\$11,360,000	\$2,272,000	89
1011 Washington Avenue	HDC	\$11,315,000	\$2,263,000	136
Aldus Street Apartments	HDC	\$20,890,000	\$4,178,000	164
Hoe Avenue Apartments	HDC	\$16,475,000	\$3,295,000	136
1090 Franklin Ave	HDC	\$3,485,000	\$697,000	60
Concourse Village West	HDC	\$32,200,000	\$6,440,000	265
2468 Tiebout Avenue	HDC	\$29,075,000	\$5,815,000	57
Scott Tower	HDC	\$7,230,000	\$1,446,000	352
<i>Total Bronx (10 projects):</i>		<u>\$154,255,000</u>	<u>\$30,851,000</u>	<u>1,442</u>

BROOKLYN

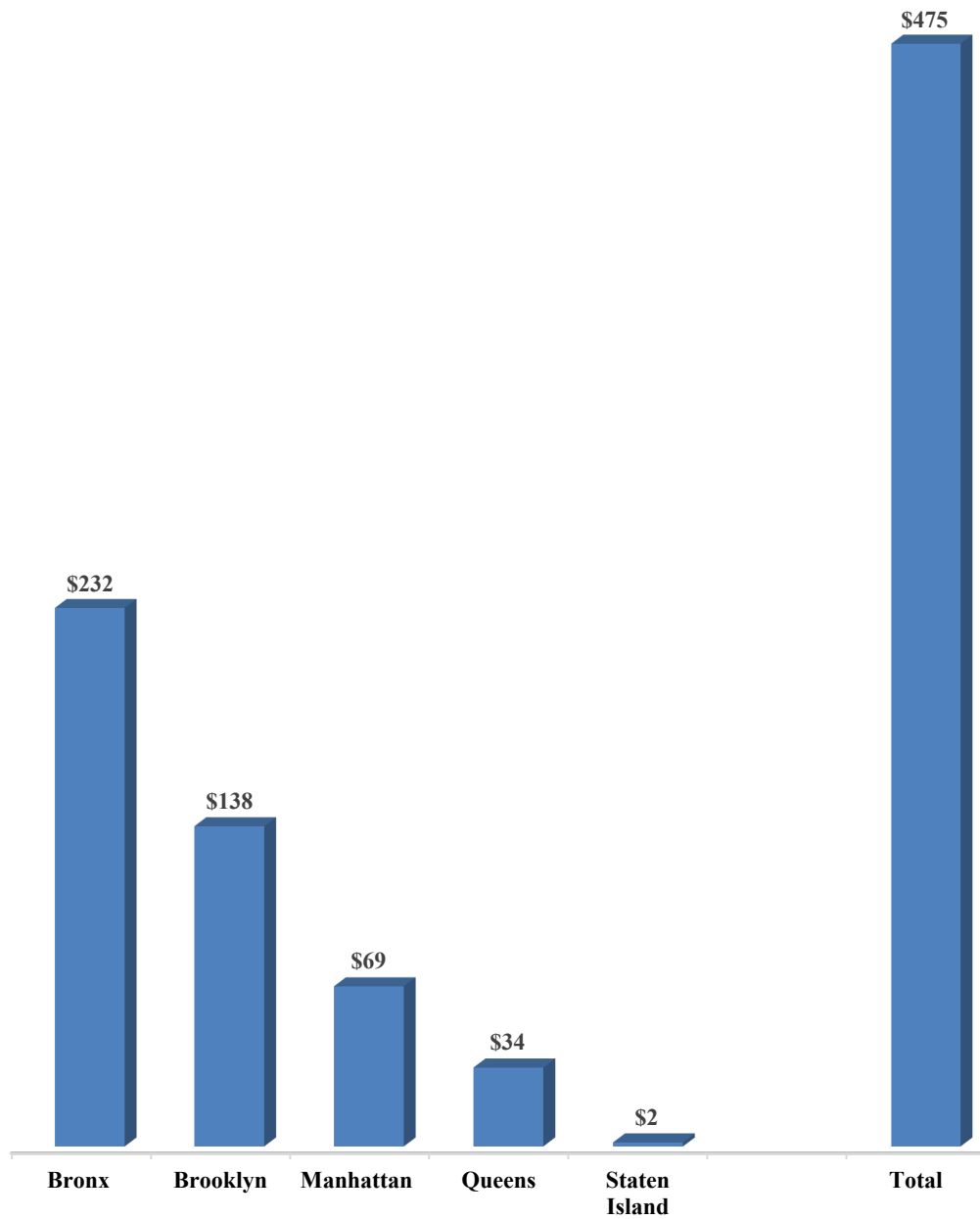
<u>Property</u>	<u>Lender</u>	<u>Original Mortgage Amount</u>	<u>Original Insured Amount</u>	<u># Units</u>
Bedford Arms	HDC	\$14,570,000	\$2,914,000	94
Chestnut Commons	HDC	\$22,350,000	\$4,470,000	275
1921 Atlantic Avenue	HDC	\$24,755,000	\$4,951,000	236
<i>Total Brooklyn (3 projects):</i>		<u>\$61,675,000</u>	<u>\$12,335,000</u>	<u>605</u>

MANHATTAN

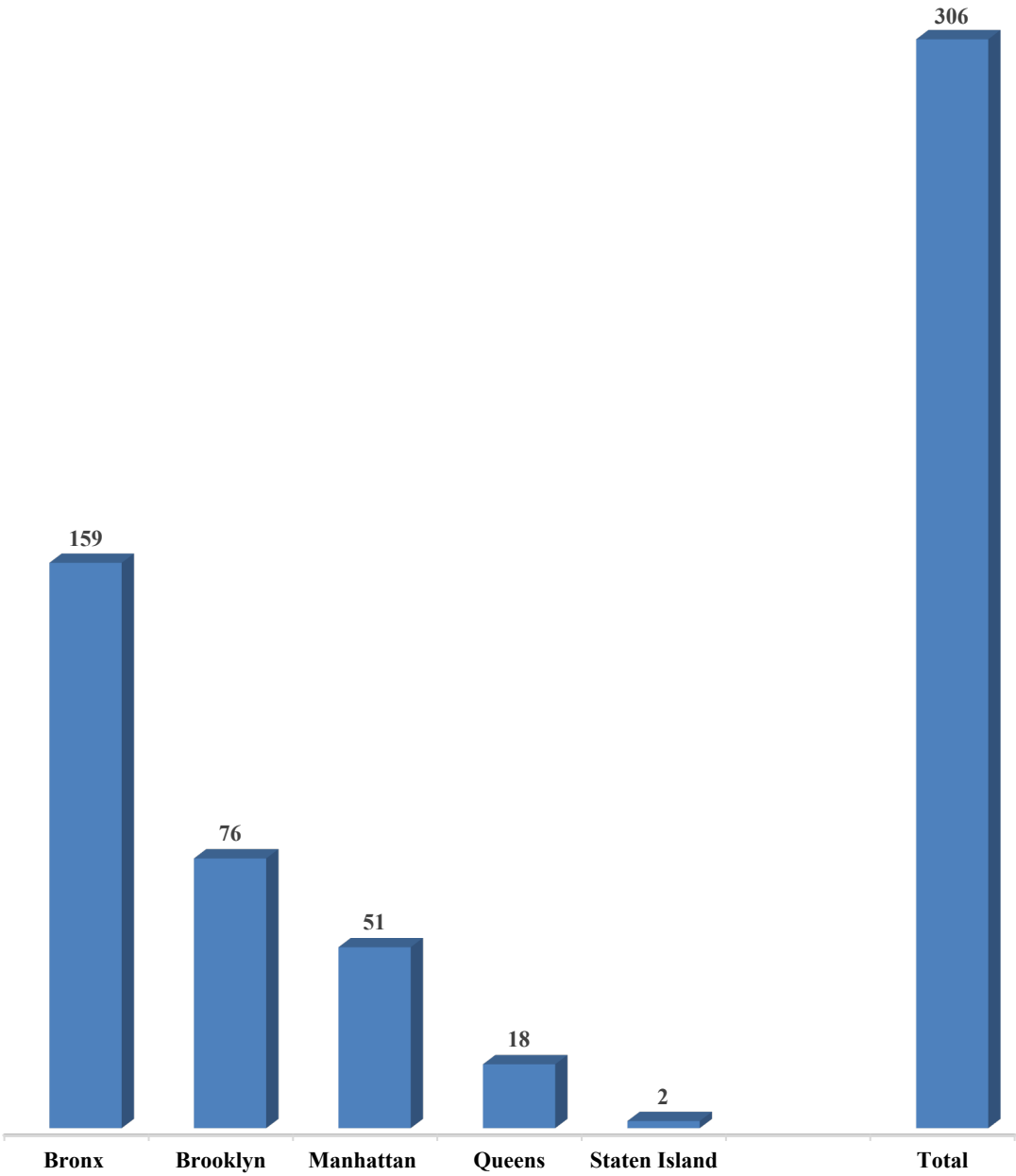
<u>Property</u>	<u>Lender</u>	<u>Original Mortgage Amount</u>	<u>Original Insured Amount</u>	<u># Units</u>
Site 15 Portfolio	HDC	\$4,935,000	\$987,000	87
201 W 148 th Street	HDC	\$2,815,000	\$563,000	25
Riverwalk 8	HDC	\$60,900,000	\$15,225,000	341
349 Lenox Avenue	HDC	\$3,485,000	\$697,000	25
215 Audubon	HDC	\$1,420,000	\$284,000	46
<i>Total Manhattan (5 projects):</i>		<u>\$73,555,000</u>	<u>\$17,756,000</u>	<u>524</u>

<u>QUEENS</u>				
<u>Property</u>	<u>Lender</u>	<u>Original Mortgage Amount</u>	<u>Original Insured Amount</u>	<u># Units</u>
Tree of Life	HDC	\$25,235,000	\$5,047,000	174
<i>Total Queens (1 projects):</i>		<u><i>\$25,235,000</i></u>	<u><i>\$5,047,000</i></u>	<u><i>174</i></u>
TOTAL INSURED (19 PROJECTS):		<u>\$314,720,000</u>	<u>\$65,989,000</u>	<u>2,745</u>

Insured Amount by Borough
(\$Millions)



Total Insured Properties by Borough



HIGHLIGHTS OF PROPERTIES INSURED DURING FY2024



1011 Washington Ave



1921 Atlantic Avenue



Riverwalk 8



2468 Tiebout



Tree of Life

YEAR-OVER-YEAR COMPARISON
FY 2024 VERSUS FY 2023

Commitments to Insure

	<u>FY 2023</u>	<u>FY 2024</u>
# Projects	6	24
# Units	1,134	5,501
Insured Amount	\$19,427,000	\$84,889,000
Mortgage Amount	\$97,135,000	\$424,445,000

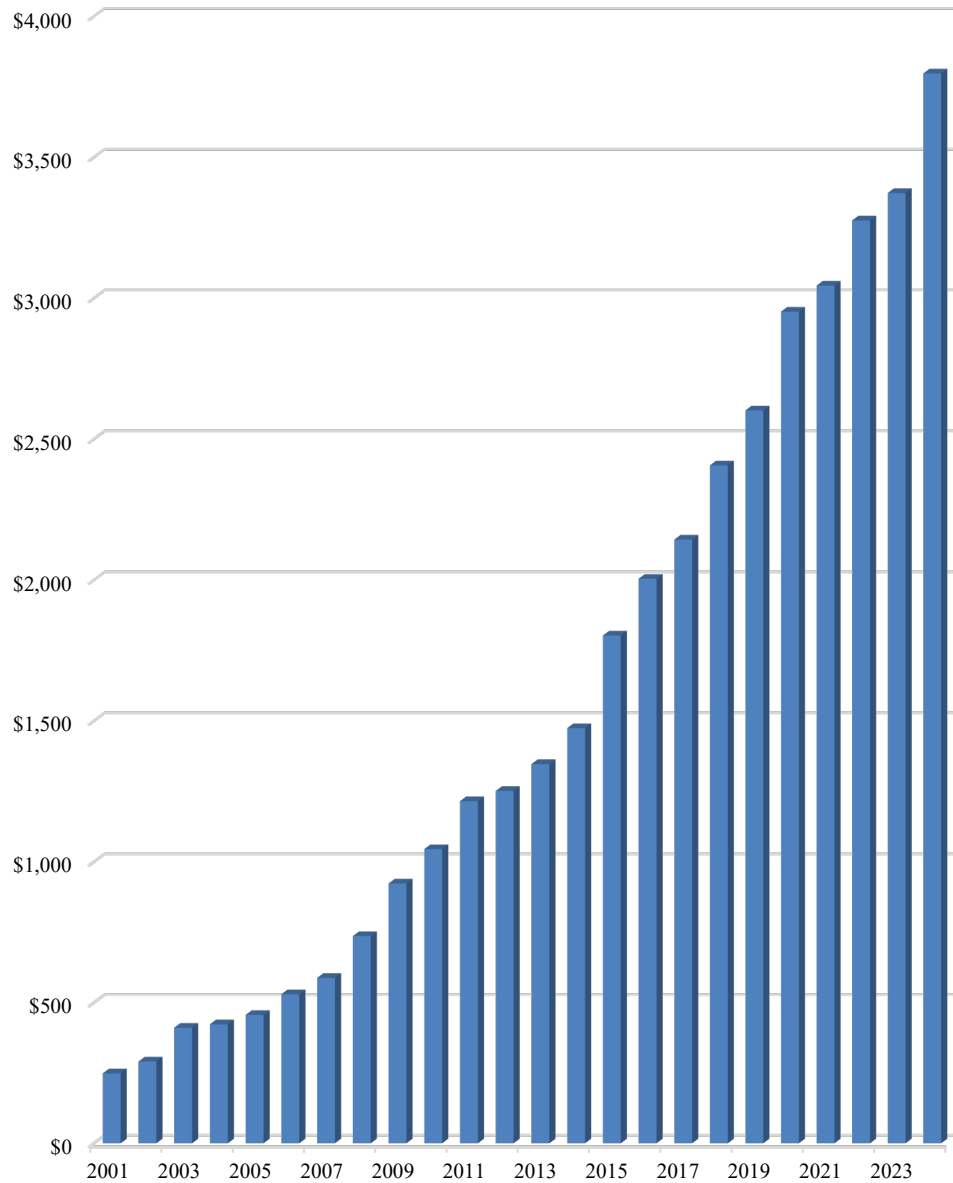
Certificates of Insurance:

# Projects	16	19
# Units	3,652	2,745
Insured Amount	\$79,193,940	\$65,989,000
Mortgage Amount	\$373,927,202	\$314,720,000

ANNUAL COMMITMENT ACTIVITY

<u>Fiscal Year</u>	<u># Loans</u>	<u>Insured Amount</u>	<u>Mortgage Amount</u>	<u># Units</u>
1993 to 2003	347	\$189,515,187	\$410,581,573	10,340
2004	11	\$8,411,263	\$12,285,612	329
2005	8	\$10,079,063	\$33,367,750	477
2006	29	\$20,673,355	\$73,358,770	1,427
2007	11	\$10,922,260	\$58,041,298	751
2008	21	\$32,593,062	\$148,746,311	3,134
2009	24	\$37,360,000	\$186,800,000	2,600
2010	22	\$24,424,000	\$122,120,000	2,425
2011	22	\$34,026,000	\$170,130,000	2,608
2012	10	\$7,229,820	\$36,149,100	762
2013	18	\$23,127,428	\$95,391,428	1,769
2014	20	\$26,876,000	\$127,520,000	2,674
2015	47	\$69,705,024	\$328,617,024	5,594
2016	24	\$40,599,210	\$201,544,576	9,282
2017	14	\$28,523,656	\$138,952,456	2,109
2018	20	\$52,641,000	\$263,205,000	4,505
2019	13	\$39,014,000	\$195,070,000	3,371
2020	17	\$70,068,000	\$350,340,000	3,725
2021	8	\$18,535,000	\$92,675,000	1,810
2022	15	\$46,220,600	\$231,103,000	3,612
2023	6	\$19,427,000	\$97,135,000	1,134
2024	24	\$84,889,000	\$424,445,000	5,501
Total	731	<u>\$894,859,928</u>	<u>\$3,797,578,898</u>	<u>69,939</u>

REMIC COMMITMENT HISTORY
Cumulative Mortgage Amounts Committed Since 2001
(\$Millions)



REMIC FY24 FUND BALANCES

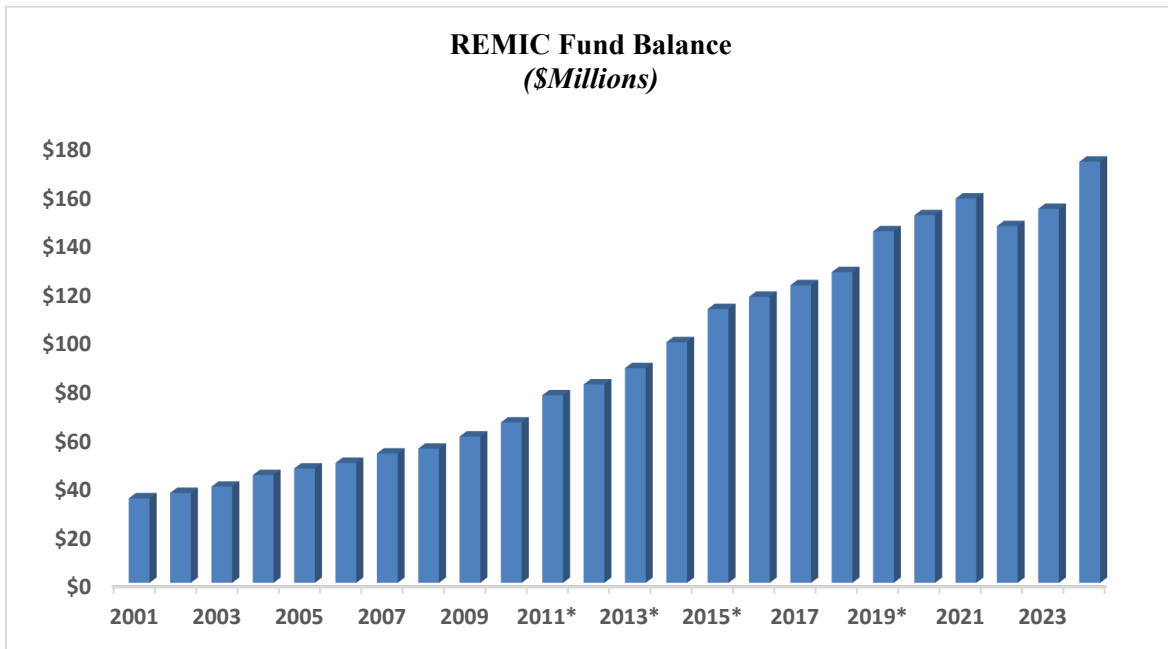
Restricted Fund Balance **Unrestricted Fund Balance** **TOTAL BALANCE**

\$132,060,771

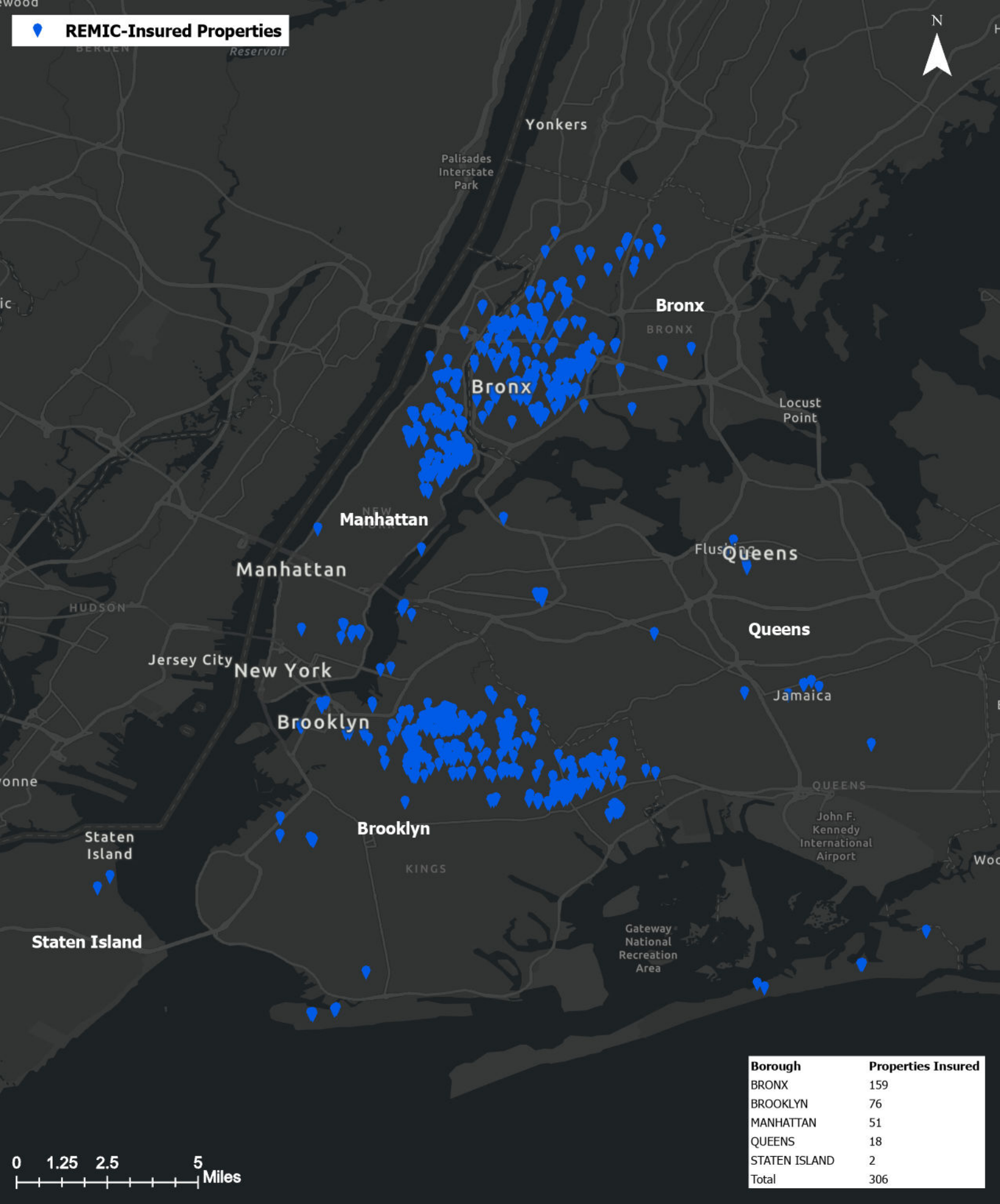
\$41,307,305

\$173,368,076

At the close of fiscal year 2024, REMIC had a fund balance of \$173,368,076, a 13% increase from fiscal year-end 2023.



**HDC injected capital into REMIC during fiscal years 2011, 2013, 2015, and 2019 in the amounts of \$7.5 million, \$10 million, \$8 million, and \$10 million respectively, to capitalize future capacity.*



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

REMIC-Insured Properties

REMIC INSURANCE CAPACITY

In accordance with Section 654-d of New York Private Housing Finance Law, REMIC set aside reserves to cover insurance commitments and contracts entered into by REMIC, as well as properties currently in the pipeline. REMIC ended fiscal year 2024 with undesignated reserves of approximately \$41.3 million. This undesignated reserve amount results in an available capacity to insure approximately \$206.5 million in insured amount, or a potential \$1.03 billion in mortgage amount (assuming 20% insurance).

CREDIT RATINGS

As of fiscal year-end, S&P Global Ratings maintained a “AA” credit rating for REMIC.

CLAIMS PAYMENT HISTORY

During fiscal year 2024, REMIC paid \$79,060 towards periodic claims for one loan. The delinquency has been resolved, and the insured and borrower are entering into a reinstatement agreement. REMIC will be reimbursed for claims paid.

REMIC PROPERTIES

As of October 31, 2024, REMIC had in its portfolio insured mortgages for 306 properties with 39,552 units. The current aggregate balance of these insured mortgages is \$2 billion, with REMIC insurance in effect of \$475 million.

INVESTMENT SUMMARY

As of October 31, 2024, REMIC reserves were invested in Certificates of Deposit, Money Market Funds, and U.S. Government and Agency securities. Details are provided below:

<u>Description</u>	<u>Amount</u>	<u>Interest Rate</u>
REPO	\$131,595.23	4.82%
T-BILLS	\$14,806,528.62	4.68%
FHLB	\$12,924,883.11	1.81%
FFCB	\$1,461,404.66	0.70%
FHLMC	\$4,769,931.11	0.70%
FFCB	\$4,792,419.17	1.39%
FHLB	\$2,377,209.51	1.63%
FFCB	\$6,422,902.11	1.00%
FHLB	\$4,610,136.67	1.25%
FHLB	\$11,070,174.00	1.35%
FFCB	\$9,191,391.11	1.30%
FHLB	\$2,805,081.00	1.92%
FFCB	\$4,504,184.72	1.33%
FFCB	\$10,984,620.00	1.74%
FHLMC	\$3,919,242.31	1.25%
FHLB	\$2,624,819.00	1.50%
FHLMC	\$6,888,309.17	4.13%
MUNI Bd	\$877,185.28	1.77%
FHLB	\$3,465,460.00	1.62%
FHLMC	\$5,589,542.93	1.40%
Flagstar Bank NA (Money Market)	\$2,113,057.84	4.75%
Webster Bank (Money Market)	\$57,023,450.29	4.75%
<u>TOTAL*</u>	<u>\$173,353,527.84</u>	

*The total represents the fair market value of investments. HDC categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles.

REVENUES & EXPENSES

The following is a review of REMIC's revenues and expenses for fiscal year 2024 with an explanation of each budget category:

<u>(\$ Thousands)</u>	<u>FY2023</u>	<u>FY2024</u>
<i>Operating Revenues:</i>		
Insurance Premiums & Fees	\$5,153	\$5,692
Investment Income	\$2,884	\$4,091
<i>Total Operating Revenues</i>	<i>\$8,037</i>	<i>\$9,784</i>
<i>Operating Expenses:</i>		
Reimbursement of HDC Overhead	\$679	\$694
Insurance Claims	\$67	\$79
<i>Total Operating Expenses</i>	<i>\$746</i>	<i>\$773</i>
OPERATING SURPLUS	<i>\$7,291</i>	<i>\$9,011</i>
Capital Injection from HDC	\$0	\$0
Unrealized Gain/(Loss) on Investments*	(\$213)	\$10,743
CHANGE IN NET POSITION	<i>\$7,078</i>	<i>\$19,754</i>

*This represents the fair market value adjustment applied to investments held by REMIC. HDC categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles.

EXPLANATION OF REVENUES & EXPENSES

Revenues

Insurance Premiums & Fees

Insurance premiums and fees represent collections for mortgage insurance and commitments issued by REMIC, as well as application and commitment extension fees. Insurance premiums and fees were \$5.6 million in 2024 versus \$5.1 million in 2023 and represented 58% of REMIC's total revenues.

Investment Income

Investment income represents income generated on REMIC's investment portfolio. For fiscal year 2024, investment income was \$4.0 million versus \$2.9 million for fiscal year 2023 and represented 42% of REMIC's total revenues.

Expenses

Reimbursement of HDC Overhead

The reimbursement back to HDC was \$693,500 for HDC overhead in accordance with a Servicing Agreement between HDC and REMIC. This amount covers the salary, fringe, and costs related to HDC staff assigned to REMIC matters.

Insurance Claims

During fiscal year 2024, REMIC paid claims totaling \$79,059.84.