



# Community Lending Plan 2010





This Community Lending Plan summarizes the Bank's recognition of the District's community lending needs and presents our goals for 2010. For this Plan, "Community Lending" is defined as "providing financing for economic development projects for targeted beneficiaries." The Community Investment Cash Advance ("CICA") regulation, published by the Federal Housing Finance Agency ("Finance Agency"), states that each Federal Home Loan Bank shall offer an Affordable Housing Program and Community Lending Programs to provide financing for eligible housing and community lending projects. The CICA regulation also requires that on an annual basis, each Federal Home Loan Bank develop a Community Lending Plan ("Plan").

To this end, we have developed this Plan, which consists of three parts. Part I describes the process and plan for conducting market research. Part II outlines the community lending related initiatives and lending goals for 2010. Part III reviews the Bank's community lending related activities in 2009.

In 2009, the Bank performed market research regarding the economic development needs of the District, and has complemented this research by continuing to participate in meetings and conferences throughout the district to gain insight from our members and community organizations regarding the needs in the District. This Plan does not intend to be a comprehensive analysis of the economy or the housing market, but rather strives to summarize and highlight the Bank's initiatives and goals to address those needs.

In summary, the Bank's initiatives in 2010 will be to:

- A. Encourage continued use of the Bank's CICA products and programs
- B. Provide technical assistance to members and community groups
- C. Provide informational and marketing outreach
- D. Meet a quantitative performance goal for community lending

# I. Process & Plan:

## Market Research

As mentioned in the Executive Summary, the Bank consults with our member institutions, our Affordable Housing Advisory Council and various other organizations regarding the challenges, needs and opportunities facing our district. Various regional trends are presented in District II Market Profile (***See Exhibit A***).

For 2010, the Bank plans to continue its focus of supporting our members in meeting the following needs within our District:

- Increased need for liquidity
- Need for long-term credit for economic development
- Need for technical assistance for member banks and community organizations in helping to meet economic development needs in the District

These long-term goals remain relevant based upon the economic and demographic challenges facing the district in 2010.

## II. Community Lending Related Initiatives and Lending Goals:

### 1. Initiatives for 2010

Building upon the research findings and the results achieved in 2009, the Bank will undertake the following community lending initiatives for the year 2010:

- A. Encourage continued use of the Bank's CICA products and programs
  - Continue to build relationships with community and economic development organizations
  - Consider special offerings to increase program participation
  
- B. Provide technical assistance to members and community groups
  - Participate in and support conferences and workshops sponsored by community organizations
  - Conduct meetings with member banks and community organizations to increase awareness of the Bank's community lending programs
  
- C. Provide informational and marketing outreach
  - Press releases
  - Special Mailings
  - Community Investment Newsletter
  - The Bank's website, [www.fhlbny.com](http://www.fhlbny.com)
  
- D. Meet a quantitative performance goal for community lending
  - Originate new community/economic development commitments - \$120 million

### III. Community Lending Related Activities in 2009:

As presented below, the Bank pursued its community lending strategy on several fronts:

#### **A. Community Investment Newsletters**

Every quarter, the Bank distributes the CI News, a newsletter of the Community Investment division of the Bank. The newsletter is used as a vehicle to showcase and describe successful housing and community development initiatives undertaken by the Bank and its members. This “best practice” approach highlights initiatives for all of the Bank’s programs – including the Affordable Housing Program, the First Home Club and the Community Lending Programs. With its broad circulation, the CI News provides a blueprint of successful ventures for the housing and economic development community. It is distributed to all member banks and over 1,400 housing and economic development organizations in our district.

#### **B. Outreach and Technical Assistance Meetings**

The Bank’s Community Investment Officer and other Bank personnel hold numerous technical assistance meetings with our member banks and community development organizations as well as participate in various conferences and seminars throughout the District. In these forums the Bank presents successful projects and discusses how the Bank’s products can be useful tools in meeting the challenges of community development.



L TO R: DANIEL MARTIN, CEO HOUSING PARTNERSHIP DEVELOPMENT CORPORATION; DEBORAH VANAMERONGEN, COMMISSIONER, NYS DIVISION OF HOUSING AND COMMUNITY RENEWAL; NEWARK MAYOR, THE HONORABLE, CORY A. BOOKER AND ALFRED DELLIBOVI, PRESIDENT AND CEO, FHLB NY

ON OCTOBER 22, 2009, THE BANK SPONSORED, “A COMMUNITY UNITED: THE FOURTH ANNUAL NEIGHBORWORKS AMERICA NORTHEAST DISTRICT RECEPTION.” THIS EVENT, HOSTED AT THE NEW YORK OFFICES OF THE FHLB NY, WAS ATTENDED BY LEADERS FROM HOUSING, FINANCE, GOVERNMENT, AND NON-PROFIT ORGANIZATIONS . SPONSORING EVENTS LIKE THIS ONE IS AN EXAMPLE OF HOW THE BANK SUPPORTS HOUSING AND COMMUNITY DEVELOPMENT IN OUR DISTRICT BY BRINGING TOGETHER THOSE THAT CAN MAKE A DIFFERENCE.

### **C. Community & Economic Development Lending in 2009**

During 2009, the Bank continued promoting the Urban Development Advance (UDA) and Rural Development Advance (RDA) programs. From January to December 31, 2009, the Bank committed a total of \$77 million in UDA and RDA advances and member lenders drew down more than \$78 million in UDA and RDA advances over the same period. Exhibit B contains summaries for UDA and RDA projects approved in 2009.



## **D. Other Community Lending in 2009**

### ***(a) Community Investment Program (CIP)***

The Community Investment Program provides low-cost financing to our member banks to provide financing for housing that benefits low- to moderate-income households. From January to December 31, 2009 the Bank committed over \$413 million in CIP funds and member lenders drew down more than \$213 million in CIP advances over the same period.

### ***(b) Fresh-Start Home Finance Program***

Under the umbrella of the Community Investment Program, the HLB developed the Fresh-Start Home Finance Program to help qualified homeowners with incomes at or below 115% of the area median that are facing unaffordable or soon-to-be unaffordable mortgage payments. Through this program, member banks are offered at-cost advances to provide foreclosure prevention assistance for low- to moderate-income households who cannot afford the terms of their existing mortgages. The Bank did not commit any funds under the Fresh-Start Home Finance Program in 2009.

### ***(c) Disaster Relief Program***

The Disaster Relief Program provides immediate financing to assist with restoration efforts in areas that have been officially designated as Federal or State disaster areas. The Bank did not commit any funds under the Disaster Relief Program in 2009.

### ***(d) Affordable Housing Program (AHP)***

Created by Congress in 1989, the AHP provides subsidies to assist financial institutions in supporting the creation and preservation of housing for very-low, low- and moderate-income families and individuals. In 2009, the Bank conducted two application periods for the AHP and received, in total, 241 applications. During the first round, 142

applications were submitted including 72 applications for projects located in New York, 56 for projects located in New Jersey, 3 for projects located in Puerto Rico, and 11 for projects located out of district. In total \$64,754,156 of subsidy was requested to finance 6,720 units of affordable housing. During the second round AHP round, a total of 99 applications were submitted including 60 applications for projects located in New York, 30 for projects located in New Jersey and 9 for projects located out of the district. In total \$50,713,455 of subsidy was requested to finance 10,141 units of affordable housing in the second round.

In the first round of 2009, the HLB approved 39 primary projects plus 4 alternates totaling \$19,088,674 in subsidy, to finance 1,941 units of affordable housing.

The second round 2009 , the HLB Approved 37 primary projects plus 4 alternates totaling \$18,648,348 in subsidy totaling 2,239 units of affordable housing.

***(e) First Home Club Program (FHC)***

The First Home Club was developed by the Home Loan Bank to help provide added financial incentive for savings toward homeownership for low- and moderate-income, first-time homebuyers. The Bank will grant up to four dollars for each dollar saved in a dedicated savings account, resulting in a grant of up to \$7,500 per household. All households must participate in the systematic savings plan with the member institution for a minimum of ten months. In addition to requiring a First Home Club savings account, a participating household must participate in an approved homeownership counseling program. The value of the dedicated savings program and rigorous homebuyer counseling program is made evident by a study recently completed by the Bank which determined a 0.54% foreclosure rate among First Home Club households over the last five years.

During 2009, The First Home Club enrolled 1,935 households. Enrollment in previous years averaged approximately 1,200 households. Furthermore, funding requisitions have increased substantially this year. Total funding requests processed for 2007 and 2008 were 364 and 350 respectively. Seven hundred eighty two requisitions were processed for 2009 for a total of \$6,054,519 in subsidy. As of December 31, 2009 there are 66 approved member participants in the FHC Program.

***(f) Letter of Credit***

The Bank’s Letter of Credit (“LOC”) product supports community development by reducing transaction cost and enhancing the marketability of various bond issuances. As of December 31, 2009, the Bank had a total of 118 outstanding letters of credit amounting to \$697,914,660 consisting of the following letter of credit types:

• <b>5</b>	<b>CICA Letters of Credit</b>	<b>\$11,950,302</b>
• <b>8</b>	<b>Regular Letters of Credit</b>	<b>\$23,015,183</b>
• <b>1</b>	<b>Direct Pay Letters of Credit</b>	<b>\$3,627,674</b>
• <b>86</b>	<b>Municipal Letters of Credit (“MULOC”)</b>	<b>\$586,481,500</b>
• <b>18</b>	<b>Refundable Municipal Letters of Credit</b>	<b>\$72,840,000</b>

These letters of credit were issued on behalf of members to support credit needs, as well as housing and economic development activities.

CICA Letters of Credit provide funds to finance lending activities that also qualify for the Bank’s Community Lending Programs.

MULOCS enable members to more easily attract municipal deposits as additional forms of liquidity, which help members better serve their communities. On June 1, 2009, the HLB launched a new type of letter of credit – the Refundable Municipal Letter of Credit (REMLOC). This letter of credit is more flexible in collateralizing municipal transaction accounts, whose balances fluctuate over time.



During 2009, the Bank continued to see interest in the MULOCS programs. The Bank issued 350 MULOCS to 30 customers totaling \$3,602,385,486 and 39 Refundable MULOCS to four customers totaling \$374,065,000.

Examples of creative usage of regular/ direct pay / CICA LOCs this year include the following:

- At the request of The Canandaigua National Bank and Trust Company, a nationally chartered commercial bank in New York, the Bank issued a confirming standby LOC, in the amount of \$2,708,769.86 over a term of one year from July 8, 2009 to July 7, 2010, to provide credit enhancement for the Geneva Housing Authority Variable Rate Demand Housing Revenue Bonds. The bonds were issued to refinance the acquisition, construction and equipping cost of an adult care residential building in Canandaigua, New York.
- At the request of First Niagara Bank, a federally chartered savings bank in New York, the Bank amended a confirming standby LOC, in the amount of \$4,078,739.72, by extending the expiration date from July 1, 2009 to July 1, 2014, to provide credit enhancement for the Rensselaer County Industrial Development Agency Variable Rate Senior Housing Revenue Bonds. The bonds were issued to finance the construction of a subsidized senior housing project in Brunswick, New York.
- At the request of Five Star Bank, a state chartered commercial bank in New York, the Bank amended a confirming standby LOC, in the amount of \$190,000, by extending the expiration date from August 1, 2009 to June 24, 2014, to provide credit enhancement for the Yates County Industrial Development Agency Civic Facility Revenue Bonds. The bonds were issued to finance the restoration of a hospital based nursing facility in Penn Yan, New York.
- At the request of Hudson Valley Bank, National Association, a nationally chartered commercial bank in New York, the Bank issued a confirming standby LOC, in the amount of \$475,000 over a term of 10.5 months from January 20, 2009 to November 30, 2009, to provide credit enhancement for financing the acquisition of a rental housing project in a moderate-income census tract of Tampa, Florida.

- 
- At the request of Manufacturers and Traders Trust Company, a state chartered commercial bank in New York, the Bank issued a confirming standby LOC, in the amount of \$1,500,000 over a term of one year from July 22, 2009 to July 22, 2010, to provide credit enhancement for financing the acquisition of a rental housing project in a middle-income census tract of Houston, Texas.
  - At the request of New Millennium Bank, a state chartered commercial bank in New Jersey, the Bank issued a standby LOC, in the amount of \$4,000,000 over a term of one year from June 12, 2009 to June 11, 2010, to support New Millennium Bank meeting the rating financial standard of MasterCard International, Incorporated.
  - At the request of Union Center National Bank, a nationally chartered commercial bank in New Jersey, the Bank issued a standby LOC, in the amount of \$23,843.55 over a term of one year and 2.5 months from August 27, 2009 to November 16, 2010, to provide a performance guarantee in support of the construction of site improvements in connection with a shopping center, where a branch of Union Center National Bank is located, in Union, New Jersey.

**EXHIBIT A  
DISTRICT II  
MARKET  
PROFILE**

# District-Wide Market Profile:

## UNEMPLOYMENT & JOB DATA

### **National:**

With the release of the most recent data in early November, the broadest measure of unemployment and underemployment in the country has reached its highest point in decades. The New York Times reports, “If statistics went back so far, the measure would certainly almost be at its highest level since the Great Depression. In all, more than one out of every six workers, 17.5 percent was unemployed or underemployed in October. The previous high was 17.1 percent in December of 1982. Most economists predict that the rate will begin to fall early next year, largely because of the Federal Government’s aggressive response – fiscal stimulus, interest-rate cuts and a variety of creative steps taken by the Federal Reserve and Treasury Department.”<sup>1</sup>

The National year-over-year unemployment rate has increased by 3.6 percent from 6.2 percent in September 2008 to 9.8 percent in September 2009.<sup>3d</sup> Over the year, jobless rates increased in all 50 states and the District of Columbia.

### **New York State & New York City:**

The year-over-year unemployment rate for New York State increased by 3.17 percent from 5.63 percent in September of 2008 to 8.80 percent in September of 2009. <sup>2</sup>

The year-over-year unemployment rate for New York City increased by 4.3 percent from 5.9 percent in September of 2008 to 10.2 percent in September of 2009.<sup>3</sup> Private sector employment in New York City fell by 108,900, or 3.3 percent, to 3,142,400 for the 12-month period ending October 2009). <sup>2</sup>



**New Jersey:**

The year-over-year unemployment rate for New Jersey has increased by 3.90 percent from 5.67 percent in September of 2008 to 9.57 percent in September of 2009.

**Puerto Rico:**

The year-over-year unemployment rate for Puerto Rico has increased by 3.77 percent from 11.83 percent in October of 2008 to 15.60 percent in September of 2009.”

## **IMMIGRATION AND HOUSING**

In a recent study, the Joint Center for Housing Studies of Harvard University stated, “The recession has dampened both immigration and new household formation. But once new home sales rebound and the economy begins to pick up, the aging of the echo boomers—the largest generation to reach adulthood in the nation’s history—should reinvigorate the housing market for over the next 20 years.<sup>4</sup>

Current population growth statistics are presented below; these numbers underscore the dire need for affordable housing particularly in our district.

**New York:**

The Federation for American Immigration Reform (“FAIR”) states the following, “In July 2008, New York’s population had increased to 19,490,297 residents, i.e., an annual average increase of about 61,910 residents since 2000. That is a rate of increase of about 0.3 percent per year. FAIR estimates that the foreign-born population of New York was about 4,253,425 residents in July 2008. This meant a foreign-born population share of 21.8 percent. The amount of change since the 2000 Census indicates an average annual rate of increase in the foreign-born population of about 46,420 people, which is three-fourths (75%) of the state’s annual average population increase. Since 2000, the foreign-born population has increased by ten percent compared to a 0.9 percent increase in the native-born population.”<sup>5</sup>



### **New Jersey:**

In July 2008, New Jersey's population had increased to 8,682,661 residents, i.e., an annual average increase of about 32,325 residents since 2000. That is a rate of increase of about 0.4 percent per year. Based on the Current Population Survey, the Census Bureau estimated that between the 2000 Census and July 2008 the state's population increased by about 384,685 residents from net international migration (more foreign-born arriving than leaving). That was an annual average increase of about 52,790 residents, i.e., more than the total increase (143%), and this does not include the children born to the immigrants after their arrival in the United States). The 2000 Census found 8,414,350 persons resident in New Jersey. This was an increase of 684,162 persons (8.9%) above the 1990 Census. The amount of increase was the 14th highest in the country. The rate of increase was, however, not among the 25 fastest increasing populations in the country. <sup>6</sup>

### **Puerto Rico:**

The 2008 population estimate for Puerto Rico was approximately 3,954,037 representing an increase of approximately 1 percent since the 2007 estimate.

## **AFFORDABLE HOME OWNERSHIP**

According to the Joint Center for Housing Studies of Harvard University, "Despite unprecedented federal efforts to jumpstart the economy and help homeowners keep up with their mortgage payments, home prices continued to fall and foreclosures continued to mount in most areas through the first quarter of 2009. While new and existing home sales and single-family starts have shown some signs of stabilizing, ongoing job losses, house price deflation, and tighter mortgage credit are placing any recovery at risk." Moodys Economy's year-over-year 3 Q data for 2008-2009 shows increased mortgage originations in both New York and New Jersey, however, the volume of originations for Puerto Rico decreased 2009.



Entering 2009, foreclosures were at a record high, price declines were keeping would be buyers on the sidelines, and tighter underwriting standards were preventing many of those ready to buy from qualifying for mortgages. Ongoing job losses threatened to push foreclosures higher even as federal interventions began to take effect. While the long-term fallout from dramatically lower house prices remains to be seen, restoring normalcy to the for-sale housing and mortgage markets will clearly take time.

**Facts:**

- Sales of existing single-family homes were down 30 percent last year from the 2005 level to 4.35 million, their lowest level since 1997. Existing single-family home sales were 4 percent higher in April than January, reaching a seasonally adjusted annual rate of 4.68 million. However, they were still well below the 4.85 million-unit rate for April 2008 and have been vacillating between modest monthly gains and losses since February.
- Measured on a monthly basis and adjusted for inflation, the national median home price fell by 29.8 percent from October 2005 to January 2009. From January's low, the non-seasonally adjusted median price of existing single family homes increased by 2.4 percent in real terms to \$169,800 in April, but a series by Moody's Economy.com suggested that real median prices after adjusting for seasonality slid in March and April. Meanwhile, many metro areas continued to show significant month-over-month and year-over-year declines in median prices.
- In 2008, 74 percent of loans originated (and more than 85 percent of loans originated in the second half of the year) were bought, insured, or guaranteed by a federal agency or by Fannie Mae and Freddie Mac.

- FHA and VA more than quadrupled their real volume of loan originations last year, lifting their market share from 7 percent in the fourth quarter of 2007 to 34 percent in the fourth quarter of 2008.
- The cutbacks in home building and remodeling shaved a full percentage point off economic growth in 2007 and nearly another point in 2008. <sup>4</sup>

## AFFORDABLE RENTAL HOUSING

According to the National Low Income Housing Coalition (“LIHC”), many low-income households across America face significant barriers to finding modest affordable rental housing. New York and New Jersey remains on the top ten lists of least affordable states in the country. In fact, NY and NJ are the 3<sup>rd</sup> and 4<sup>th</sup> most expensive housing states in the union. <sup>6</sup>

A unit is considered affordable if the rent and utilities is no more than 30% of the renter's income.

The LIHC, explains the housing wage as a representation of the hourly wage that a household could expect to pay for rent and utilities in the current market, that a household must earn working (40 hours a week, 52 weeks a year) in order to afford the Fair Market Rent for a two bedroom unit at 30% of income. <sup>8</sup>

States	Housing Wages for 2-Bedroom (2008)	Housing Wages for 2-Bedroom (2008)	Percent Increase/Decrease 2-Bedroom Housing Wage
New Jersey	\$ 23.12	\$22.25	3.91%
New York	\$ 23.21	\$ 23.03	.78%

### **New York:**

In New York, the Fair Market Rent (FMR) for a two-bedroom apartment is \$1,207. In order to afford this level of rent and utilities, without paying more than 30% of income on housing, a



household must earn \$4,024 monthly or \$48,282 annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into a Housing Wage of \$23.21.

In New York, a minimum wage worker earns an hourly wage of \$7.15. In order to afford the FMR for a two-bedroom apartment, a minimum wage earner must work 130 hours per week, 52 weeks per year. Or, a household must include 3.2 minimum wage earners working 40 hours per week year-round in order to make a two bedroom FMR affordable.

The estimated average wage for a renter is \$23.01 an hour. In order to afford the FMR for a two-bedroom apartment at this wage, a renter must work 40 hours per week, 52 weeks per year.

Monthly Supplemental Security Income (SSI) payments for an individual are \$761 in New York. If SSI represents an individual's sole source of income, \$228 in monthly rent is affordable, while the FMR for a one-bedroom is \$1,063.

### **New Jersey:**

In New Jersey, the Fair Market Rent (FMR) for a two-bedroom apartment is \$1,202. In order to afford this level of rent and utilities, without paying more than 30% of income on housing, a household must earn \$4,007 monthly or \$48,087 annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into a Housing Wage of \$23.12. In New Jersey, a minimum wage worker earns an hourly wage of \$7.15. In order to afford the FMR for a two-bedroom apartment, a minimum wage earner must work 129 hours per week, 52 weeks per year. Or, a household must include 3.2 minimum wage earner working 40 hours per week year-round in order to make the two bedroom FMR affordable. The estimated average wage for a renter is \$17.26 an hour. In order to afford the FMR for a two-bedroom apartment at this wage, a renter must work 54 hours per week, 52 weeks per year. Or, working 40 hours per week year-round, a household must include 1.3 worker(s) earning the average renter wage in order to make the two-bedroom FMR affordable.

Monthly Supplemental Security Income (SSI) payments for an individual are \$705 in New Jersey. If SSI represents an individual's sole source of income, \$212 in monthly rent is affordable, while the FMR for a one-bedroom is \$1,033.

## Sources of Information:

<sup>1</sup>The New York Times: “Broader Measure of U.S. Unemployment Stands at 17.5 %,” (November, 2009)

<http://www.nyt.com/2009/11/07/business/economy/07econ.html>

<sup>2</sup>U.S. Department of Labor, Bureau of Labor Statistics: “Regional and State Employment and Unemployment Summary,” (November, 2009) <http://www.bls.gov/news.release/laus.nro.htm>

<sup>3</sup>New York State Department of Labor, Division of Research and Statistics: “Employed, Unemployed, and Rate of Unemployment by Place of Residence for New York State and Major Labor Areas, (October, 2009)

<http://labor.state.ny.us/workforceindustrydata/PressReleases/prtbur.txt>

<sup>4</sup>Joint Center for Housing Studies of Harvard University: “The State of the Nations Housing 2009.”

<http://www.jchs.harvard.edu/>

<sup>5</sup>Federation for American Immigration Reform (FAIR); “Immigration Issues Center: Immigration Impact: New York.”

[http://www.fairus.org/site/PageServer?pagename=research\\_research0a6c](http://www.fairus.org/site/PageServer?pagename=research_research0a6c)

<sup>6</sup>Federation for American Immigration Reform (FAIR); “Immigration Issues Center: Immigration Impact: New Jersey.”

[http://www.fairus.org/site/PageServer?pagename=research\\_researchf7co](http://www.fairus.org/site/PageServer?pagename=research_researchf7co)

<sup>7</sup>National Low-Income Housing Coalition; Out of Reach 2009: “State Ranks Based on Two Bedroom Housing Wage” New York, New Jersey <http://www.nlihc.org/oor/oor2005/rankmap.pdf>

<sup>8</sup>National Low-Income Housing Coalition; Out of Reach 2006: “State Ranks Based on Two Bedroom Housing Wage” New York, New Jersey <http://www.nlihc.org/oor/oor2005/rankmap.pdf>

**EXHIBIT B  
EXAMPLES  
OF UDA &  
RDA  
PROJECTS**

## 2009 Urban Development Advance (“UDA”) & Rural Development Advance (“RDA”) Summary:

The Rural Development Advance (“RDA”) and Urban Development Advance (“UDA”) programs serve as funding sources specifically for economic development activities. The RDA provides financing for economic development projects in rural areas which benefit households with incomes at or below 115% of the area median income, while the UDA provides financing for economic development projects in urban areas that benefits households, with incomes at or below 100% of the area median income level. These programs offer low- cost advance rates and are available on a daily basis. From January to December 31, 2009 the Bank committed over \$77 million in UDA funds. The Bank did not commit any RDA funds in 2009.

Below is a list of projects that have obtained commitments through our UDA for 2009:

<b>Member Name</b>	The Dime Savings Bank of Williamsburgh
<b>Commitment Amount</b>	\$34,500,000
<b>Project Name:</b>	The Dime Savings Bank of Williamsburgh Mixed-Use/Commercial Loan Program
<b>Project Description:</b>	The UDA funds will be used for various uses including the acquisition, construction and rehabilitation of properties. All loans will be eligible based on the applicable UDA eligibility requirements.

<b>Member Name:</b>	Magyar Bank
<b>Commitment Amount:</b>	1,352,000
<b>Project Name:</b>	Magyar Bank – GCA Properties LLC 111-117 West 2 <sup>nd</sup> Avenue
<b>Project Description:</b>	The funds will be used to refinance an existing mortgage with Magyar Bank including cash out for debt consolidation of credit cards used for related building improvements. The subject property is located at 111-117 Second Avenue in Roselle, New Jersey.

<b>Member Name</b>	Oritani Savings Bank
<b>Commitment Amount</b>	\$20,000,000
<b>Project Name:</b>	2009 Non-Residential Commercial Loan Program
<b>Project Description:</b>	The funds will be used to provide financing for mixed-use properties and economic development loans. Economic development funds may be used for various uses including: commercial, industrial, manufacturing, social service, and public facility projects; and activities. All loans will be eligible based on the applicable UDA eligibility requirements.

<b>Member Name:</b>	Magyar Bank
<b>Commitment Amount:</b>	\$ 3,500,000
<b>Project Name:</b>	High Church LLC
<b>Project Description:</b>	The funds will be used to pay-off an existing mortgage with GE Capital for approximately \$2.7M. The remaining funds will facilitate the buy out of a partner for \$800,000. The subject property is located at 181 Somerset Street in New Brunswick, New Jersey

<b>Member Name</b>	Magyar Bank
<b>Commitment Amount</b>	\$1,250,000
<b>Project Name:</b>	Magyar Bank – GCA Properties LLC 45 Highway 36
<b>Project Description:</b>	The funds will be used to refinance an existing mortgage, reduce the balance on a Magyar Bank line of credit and keep the facility open for future cash flow needs. The subject property is located at 46-48 Highway 36 in Keyport, NJ.

<b>Member Name:</b>	United International Bank
<b>Commitment Amount:</b>	\$1,570,550
<b>Project Name:</b>	United International Bank 81 Baxter Street New York
<b>Project Description:</b>	The funds will be used to acquire and rehabilitate 81 Baxter Street in New York City, NY. The borrower is Chinatown Preservation Housing Development Fund Company. This mixed-use property consists of two retail units on the ground floor along with 18 two and three bedroom rent control/rent stabilized residential apartments. The subject property is qualified for NYC Economic Development Programs located in Chinatown area of New York City.

## 2009 Urban Development Advance (“UDA”) & Rural Development Advance (“RDA”) Summary Continued:

<b>Member Name:</b>	R-G Premier Bank of Puerto Rico
<b>Commitment Amount :</b>	\$15,000,000
<b>Project Name:</b>	2009 Commercial Lending Program
<b>Project Description:</b>	The funds will be used to finance a commercial loan program for eligible mixed-use and commercial properties. The funds will be used to finance various uses including the acquisition, construction, rehabilitation and/or refinancing of commercial real estate properties.