



Federal
Home Loan Bank
of New York

Affordable Housing Advisory Council 2009 Annual Report



We recognize the connection between the strength of an economy and its residents' ability to afford safe, decent housing. Through our housing and community lending programs, member lenders have access to financing tools essential for creating a more prosperous community.

Building Partnerships that Work

LETTER FROM THE PRESIDENT



Dear Members,

On August 9, 1989, Congress created the Affordable Housing Program as a means to help provide much-needed funding for housing initiatives across the nation. This year, we marked the 20th anniversary of this program during a very difficult time in our nation's history. But due to the efforts of our community-minded member-lenders and the non-profit organizations with whom they partner, the Federal Home Loan Bank of New York was able to remain a consistent source of funding for support for our region's housing needs. In 2009, we committed a record amount of grant dollars to help provide affordable housing and drive economic development across our region and beyond.

The Affordable Housing Program has worked so well over the last 20 years because of this partnership among the Home Loan Bank, our members and community organizations. Time and time again, our members have recognized to the housing needs of the communities they serve and responded. Since the AHP's inception, we have worked with our members to help to create more than 46,000 affordable housing units by providing more than \$320 million in grants.

The importance of the Affordable Housing Program has been even greater over the past two years, as non-profit organizations have felt the impact of the strains the credit crunch has put on the nation's economy. Increasingly, as other sources of funding have dried up, local non-profits have looked to the AHP for housing grants. And the Federal Home Loan Bank of New York has responded with consistent, continuing and unwavering support – awarding \$16 million this past August to support 39 housing initiatives across New York and New Jersey.

Nationally, the Federal Home Loan Bank System's Affordable Housing Program has continued to be a stable source of funding and a driver of community development. In total, the Federal Home Loan Banks have provided more than \$3.6 billion to facilitate more than 15,000 affordable housing projects across the nation, creating nearly 670,000 units of affordable housing. The AHP has been repeatedly acknowledged as one of the nation's most successful housing programs since its inception.

Having a home to call one's own is a cornerstone of the American dream. Over the past twenty years, the Federal Home Loan Bank of New York has worked with our members and our region's non-profit organizations to help thousands of families realize this dream. In 2009, this cornerstone was tested by job losses and foreclosures that remain a problem even today. These are extraordinarily challenging times for families and institutions across America. But mixed in with the bad news is a now twenty year constant refrain: across New Jersey, New York, Puerto Rico and the U.S. Virgin Islands, the Federal Home Loan Bank of New York and our members are helping to support that American dream of ensuring that families have an affordable place to call their home. It is a dream we have been proud to support for the past two decades, and one we will continue to support in the decades to come.

Sincerely,

A handwritten signature in black ink that reads "Alfred A. DelliBovi". The signature is written in a cursive, slightly stylized font.

Alfred A. DelliBovi
President

Executive Summary

The Affordable Housing Advisory Council of the Federal Home Loan Bank of New York (“Bank”) herein presents its 2009 Annual Report, which describes the actions taken by the Bank in order to fulfill its housing and community development mission.

The activities of the Bank in support of affordable housing and community development within our district are very diverse. As a wholesale bank, we achieve our mission in partnership with our members. We supply a continuous and reliable source of liquidity so our members can continue to meet the needs in their communities.

Summary of Affordable Housing and Community Lending Programs

Our housing and community development programs consist of the Affordable Housing Program (“AHP”) and our three Community Lending Programs (“CLP”). These programs were established under the umbrella of the Community Investment Cash Advance (CICA) regulation published by the Federal Housing Finance Agency. The regulation provides the Bank with the authority to establish these programs to provide financing for eligible housing and community lending projects.

The Bank contributes 10% of its annual net income to the AHP each year. The majority of these funds are competitively awarded to projects sponsored by members of the Bank. The remaining portion of the Bank’s annual AHP contribution is allocated to the First Home Club (“FHC”), a set-aside program of the AHP, which provides down-payment and closing cost assistance to first-time homebuyers. Through the AHP and the FHC the Bank has contributed over \$ 365 million for the direct support of affordable housing since 1989.

The Bank also utilizes our Community Lending Programs to achieve our housing and community development goals. The Community Lending Programs provide financing for both housing and economic development activities through the use of reduced rate advances or loans made to our member banks.

The Bank utilizes the Community Investment Program (“CIP”) product primarily to support housing for families at or below 115% of median income. From January to December 31, 2009, the Bank committed nearly \$413 million in CIP funds and member lenders drew down more than \$213 million in CIP advances over the same period.



The Rural Development Advance (“RDA”) and Urban Development Advance (“UDA”) programs serve as funding sources specifically for economic development activities. 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 \$78.2 million in UDA and RDA Advances over the same period.

In addition, the Bank provides funds to the mortgage market by competitively purchasing mortgage-backed securities in the secondary market. This exchange of capital corrects market inefficiencies and helps to replenish lender funds available for future mortgage lending while it assures affordable borrowing costs to the homeowner. The Bank’s current investments in mortgage-backed securities provide additional liquidity to the housing finance markets and lower the monthly cost of homeownership for thousands of families in the United States.

Through the issuance of Consolidated Obligations, the Bank raises funds to purchase mortgage-backed securities from domestic and international capital market investors who might not otherwise invest in housing in the United States. This investment activity of the Bank increases the pool of available funds for housing in the United States. This exchange of capital from capital-surplus areas of the nation and the world to capital- deficient areas of the United States corrects a market shortage.

The HLB’s 2009 Community Lending Plan recommended supporting its members in helping to meet the community lending needs in the District by:

- Encouraging continued use of Community Investment Cash Advance (CICA) products,
- Providing technical assistance to members and community groups and
- Providing informational and marketing outreach.

Despite the unprecedented conditions that continue to plague the financial markets in 2009, the Bank continued to provide financing to help develop affordable housing for thousands of families, and promote economic development and small business activity in both urban and rural areas of our region.

This report reviews the Bank’s accomplishment in fulfilling our housing and community development goals and other activities of the Bank as we fulfill our mission and examine new initiatives within our congressionally authorized charter.



South Country Homes
East Patchogue, NY

How do we fit in?

The HLB in partnership with our member banks and non-profit affiliations provide resources to strengthen our communities.

**I.
Products that
Meet Credit Needs
in our District**

Product Mix

The following matrix provides a snapshot of the Bank's Housing and Community Lending Programs:

	Programs	Purpose	Uses	Beneficiaries	Types of Funding	Terms/ Conditions
Housing	Affordable Housing Program ("AHP")	Creation of owner-occupied and rental housing for very low-, low-, and moderate-income households.	Finance acquisition, rehabilitation, or new construction of owner-occupied or rental housing	Households with incomes at or below 80% of the Area Median Income ("AMI")	Grants of up to \$20,000 per unit or 10% of available subsidy	Competitive program; must meet regulatory guidelines, eligibility requirements, and feasibility guidelines
	First Home Club ("FHC")	Assist very low-, low-, and moderate-income first-time homebuyers to purchase their first home	Provides down-payment and closing-cost assistance for the purchase of principal residence	First-time homebuyers with incomes at or below 80% of the AMI	4-to-1 matching grant, up to \$7,500 in assistance per household, additional \$500 to eligible counseling agency to defray costs	Eligibility requirements apply
	Community Investment Program ("CIP")	Home ownership and rental housing development	Purchase, construction, rehabilitation, refinance, and predevelopment	Individuals/families with incomes at or below 115% of the AMI	Advances to member banks priced below the market rate of the Bank's regular advance programs.	Income requirements apply
	Fresh- Start Home Finance Program ("FSP")	Home ownership opportunities for homeowners that are facing unaffordable or soon to be unaffordable mortgage payments	Refinance	Individuals/families with incomes at or below 115% of the AMI	Advances to member banks priced below the market rate of the Bank's regular advance programs	Income requirements apply
Economic Development	Rural Development Advance ("RDA")	Finance economic development/ commercial lending activities in areas with a population of 25,000 or less	Commercial, industrial, manufacturing, social service, public facility, and public or private infrastructure projects	Individuals/families with incomes at or below 115% of the AMI	Advances to member banks priced below the market rate of the Bank's regular advance programs	Income, geographic or small business criteria apply
	Urban Development Advance ("UDA")	Finance economic development/ commercial lending activities in areas with a population greater than 25,000	Commercial, industrial, manufacturing, social service, public facility, and public or private infrastructure projects	Individuals/families with incomes at or below 100% of the AMI	Advances to member banks priced below the market rate of the Bank's regular advance programs	Income, geographic or small business criteria apply

2009 Community Investment Program (“CIP”) Summary:

The Community Investment Program provides a continuous source of below-market rate advances for housing related activities for households whose incomes do not exceed 115% of the area median income. The Bank offers CIP funds as an incentive to its members for originating community investment financing. CIP funds may benefit member banks by: providing a continuous source of low-priced funds; enhancing CRA performance; enhancing profitability and improving community and public relations. From January to December 31, 2009, the Bank committed nearly \$413 million in CIP funds.

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

Member Name:	Banco Popular North America	Member Name:	The North Country Savings Bank
Commitment Amount	\$1,000,000	Commitment Amount:	\$10,000,000
Project Name:	California Community Reinvestment Corporation	Project Name:	2009 CIP Mortgage Portfolio
Project Description:	The funds will be used to construct 80 unit rental apartments for the elderly located in Berkeley, CA. The completed project will be called University Avenue Senior Apartments. At least 51% or more of the units will be reserved for families with incomes at or below 115% HUD AMI.	Project Description:	The funds will be used to finance eligible one to four family mortgage loans. Individual owner-occupied loans will be eligible if purchased or owned by a family with an income at or below 115% of HUD AMI. Multifamily owner-occupied loans will qualify if at least 51% of the units are owned or intended to be purchased by families with incomes at or below 115% of HUD AMI.

Member Name	The Dime Savings Bank of Williamsburgh	Member Name:	Banco Popular North America
Commitment Amount	\$ 75,000,000	Commitment Amount:	\$280,000
Project Name:	Residential/Multifamily Rental & Cooperative Mtges 2009 – Part II	Project Name:	Gilberto & Maria Chaidez
Project Description:	The funds will be used as a source of financing for eligible multifamily owner occupied and rental units. The CIP funds will be used for various activities including acquisitions, construction and rehabilitation purposes.	Project Description:	The funds will be used to refinance a multi-family rental project located in Kane County, IL. The property is fully occupied and affordable to families with incomes that are at or below 115% HUD AMI.

CIP Summary Continued:

Member Name	Banco Popular North America	Member Name:	Ocean First Bank
Commitment Amount	\$505,000	Commitment Amount:	\$100,000,000
Project Name:	John Azmery	Project Name:	2009 CIP Mortgage Portfolio
Project Description:	The funds will be used to acquire a multi-family rental project located in Los Angeles County, CA. This property is fully occupied and affordable to families with incomes that are at or below 115% HUD AMI.	Project Description:	The financing will be used to fund a portfolio of residential mortgage loans originated in the last 3 months and to fund eligible residential mortgage loans to be originated in the future. All loans will be made to borrowers earning 115% or less of the area median income within the bank's lending area.

Member Name	Flushing Savings Bank	Member Name:	R-G Premier Bank of Puerto Rico
Commitment Amount	\$20,000,000	Commitment Amount:	\$85,000,000
Project Name:	Residential Multi-Family Loan Program 2009	Project Name:	2009 Residential Loan Program
Project Description:	The financing will be used to fund eligible residential multi-family owner occupied loans and multi-family rental units. All loans will qualify based on the applicable CIP eligibility requirements. Documentation to verify income eligibility will be submitted as loans are originated.	Project Description:	The financing will be used to fund a residential loan program for eligible single-family and multi-family loans. The approved CIP commitment will be used to finance the construction, rehabilitation, acquisition and / or re-financing of eligible properties. The funds may also be applied for the re-use of government property, if applicable.

Member Name	Banco Popular North America	Member Name:	New Jersey Housing & Mortgage Finance Agency
Commitment Amount	\$1,450,000	Commitment Amount:	\$798,984
Project Name:	Rogers Park Holdings LLC	Project Name:	Tan yard Oaks
Project Description:	The funds will be used to refinance and perform a system upgrade in a multi-family rental project located in Chicago, IL. At least 51% of the units will be occupied by or the rents affordable to families with incomes at or below 115% HUD AMI.	Project Description:	Funds will be used to assist with the financing of Tanyard Oaks, a new construction project in New Jersey.

CIP Summary Continued:

Member Name	Banco Popular North America	Member Name:	The Dime Savings Bank of Williamsburgh
Commitment Amount	\$825,000	Commitment Amount:	\$90,500,000
Project Name:	6001 Michigan Inc.	Project Name:	Residential/Multifamily Rental & Cooperative Mtges
Project Description:	The funds will be used to refinance a multi-family rental project located in Cook County, IL. The property is fully occupied and affordable to families with incomes that are at or below 115% HUD AMI.	Project Description:	The funds will be used for various activities including acquisitions, construction and rehabilitation purposes.

Member Name	Banco Popular North America	Member Name:	Banco Popular North America
Commitment Amount	\$4,000,000	Commitment Amount:	\$1,500,000
Project Name:	Oakland Park Green Villas LLC	Project Name:	Promesa Housing Development Fund Corporation
Project Description:	The funds will be used to acquire a multi-family rental project located in Fort Lauderdale, FL. At least 51% of the units will be occupied by or the rents affordable to families with incomes at or below 115% HUD AMI.	Project Description:	The funds will be used to rehabilitate a multi-family rental project located in Bronx, NY. At least 51% or more of the units will be reserved for families with incomes at or below 115% HUD AMI.

Member Name:	Oritani Savings Bank	Member Name:	Banco Popular North America
Commitment Amount:	\$ 20,000,000	Commitment Amount:	\$ 1,900,000
Project Name:	2009 Housing Loan Program	Project Name:	5032 Washington Apts LLC
Project Description:	The funds will be used to finance eligible residential one-to-four family loans and multi-family loans. Housing funds may be used for projects that involve the purchase, construction, rehabilitation, refinancing; or predevelopment of housing projects. All loans will be eligible based on the applicable CIP eligibility requirements.	Project Description:	The funds will be used to refinance a multi-family rental project located in Cook County, IL. The property is fully occupied and affordable to families with incomes that are at or below 115% HUD AMI.

2009 Rural Development Advance (“RDA”) & Urban Development Advance (“UDA”) 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, benefiting individuals or families, with incomes at or below 115% of the area median income, while the UDA provides financing for economic development projects in urban areas, benefiting individuals or families, 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 a total of \$77 million in UDA funds. The Bank did not commit any funds under the RDA during 2009.

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

Member Name	The Dime Savings Bank of Williamsburgh	Member Name:	Magyar Bank
Commitment Amount	\$34,500,000	Commitment Amount:	1,352,000
Project Name:	The Dime Savings Bank of Williamsburgh Mixed-Use/Commercial Loan Program	Project Name:	Magyar Bank – GCA Properties LLC 111-117 West 2nd Avenue
Project Description:	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.	Project Description:	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.

Member Name:	R-G Premier Bank of Puerto Rico
Commitment Amount :	\$15,000,000
Project Name:	2009 Commercial Lending Program
Project Description:	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.

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

Member Name	Oritani Savings Bank	Member Name:	Magyar Bank
Commitment Amount	\$20,000,000	Commitment Amount:	\$ 3,500,000
Project Name:	2009 Non-Residential Commercial Loan Program	Project Name:	High Church LLC
Project Description:	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.	Project Description:	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

Member Name	Magyar Bank	Member Name:	United International Bank
Commitment Amount	\$1,250,000	Commitment Amount:	\$1,570,550
Project Name:	Magyar Bank – GCA Properties LLC 45 Highway 36	Project Name:	United International Bank 81 Baxter Street New York
Project Description:	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.	Project Description:	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.

Other Community Lending Programs

Fresh-Start Home Finance Program

Under the umbrella of its Community Investment Program, the HLB developed the Fresh-Start Home Finance Program to help qualified homeowners at or below 115% of the area median income who are facing unaffordable or soon-to-be unaffordable mortgage payments. Through this program, members are offered below market rate 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.

Disaster Relief Program

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



Partnership:

A cooperative relationship between people or groups who agree to share responsibility for achieving some specific goal



II. Expansion of Homeownership Opportunities

One of the most visible challenges to first-time homebuyers is the inability to save sufficient funds for the down payment and closing costs associated with home buying. While many households can afford the monthly payment of a mortgage, they are frozen out of homeownership because of the lack of savings.

In 1998, the Bank moved to help families fulfill this requirement for homeownership. With the advice of our Advisory Council and Board of Directors, the First Home Club was developed by the Bank to help provide added financial incentive for savings toward homeownership for low- and moderate-income, first-time homebuyers. The Bank enhanced the program in 2008 to provide a 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 approved member lenders, together with local non-profit organizations, provide homeownership counseling including personal credit and budgeting assistance. The Bank will also provide a second grant of up to \$500 per household to the approved counseling agency to help defray the cost of providing this valuable service. 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.

According to the Mortgage Bankers Association's (MBA), National Delinquency Survey, The delinquency rate for mortgage loans on one-to-four-unit residential properties rose to a seasonally adjusted rate of 9.24 percent of all loans outstanding as of the end of the second quarter of 2009, up 12 basis points from the first quarter of 2009, and up 283 basis points from one year ago. The non-seasonally adjusted delinquency rate increased 64 basis points from 8.22 percent in the first quarter of 2009 to 8.86 percent this quarter.

First Home Clubsm Program Continued:

First Home Club Activity

The American Recovery and Reinvestment Act of 2009 expanded opportunities for first-time homebuyers by increasing the federal tax credit to \$8,000 for purchases, made in 2009 prior to the first of December. Coupled with historically low interest rates, interest in the First Home Club dramatically increased in 2009. During the three enrollment periods of 2009, a total of 1,935 households enrolled in the First Home Club. 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 in 2009 for a total of \$6,054,519 in subsidy.

First Home Club Program Activity (since inception)

- \$ 47,132,276 total program allocation
- \$22,695,674 funded to 4,001 First Home Club households
- 3,114 households are currently enrolled and fulfilling program requirements

As of December 31, 2009, there are 66 approved HLB member bank participants in the First Home Clubsm Program.

III.

Affordable Housing Program

Affordable Housing Program

During the 80's predatory lending and poor banking oversight led to a financial debacle that would plague our markets for many years to follow. The Financial Institutions Reform, Recovery and Enforcement Act ("FIRREA") of 1989 was the federal government's response to the crisis. New federal agencies were established to monitor banking activity, insure deposits and distribute monies from failed institutions. Broad changes were also made to the HLB system. Among the many changes, FIRREA required each Federal Home Loan Bank to contribute 10 percent of the preceding year's net earnings to the newly created Affordable Housing Program. The AHP provides subsidies to assist financial institutions in supporting the creation and preservation of housing for very- low and low-and moderate- income families and individuals.

In 2009, the Bank conducted two application periods and received, in total, 241 applications. During the first round, a total 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 in the first round. During the second AHP round, a total 99 applications were submitted including 60 applications for projects located in New York, 30 for projects located in New Jersey and 9 applications for projects located out of 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.

In second round of 2009, the HLB approved 37 primary projects plus 4 alternates totaling \$18,648,348 in subsidy, to finance 2239 units of affordable housing.

AHP funds are used in conjunction with federal and state housing programs, such as low-income housing tax credits, housing finance agency bond funds, state and local agency grants, and U.S. Department of Housing and Urban Development ("HUD") programs.



Lending a Helping Hand

The Bank also reaches outside of our district by providing the opportunity for sponsors that can demonstrate the need for subsidy to procure funding for affordable rental and homeownership opportunities in their states and communities, even if the project is not located within our district area. Since the inception of the program, the Bank has approved awards totaling \$10,043,471 in AHP subsidies to 24 different projects that are located outside of the Bank's district area. These projects have generated a total of 1,307 units of affordable housing for low-income households and our AHP subsidies have been used to leverage almost \$196 million in total development costs. We have seen an increased demand for funding for out-of-district projects over the past three years; in that time, we have committed funds to more than two-thirds of the 24 approved projects located outside of the Bank's district. This growth is especially visible in Pennsylvania, where, since 2007, the Federal Home Loan Bank of New York has awarded more than \$3.8 million in subsidies to help 12 projects create nearly 700 units of affordable housing across the State. As other sources of funding have pulled back over the past three years, the Federal Home Loan Bank of New York's Affordable Housing Program continues to work with its members and local organizations to help strengthen communities across our district and beyond.

The following chart provides a list of projects that have been approved since the inception of the AHP program. Since 1998, the lion's share of projects was located in New York and New Jersey. These states had 62% and 34% of the total number of projects respectively.

AHP Applications Approved (since inception):

Region	# of Projects	Subsidy	Units	TDC
IN DISTRICT				
 NEW YORK	720	\$205,950,202	29,137	\$3,668,208,282
 NEW JERSEY	400	\$109,024,177	15,347	\$2,189,741,149
 PUERTO RICO	25	\$11,779,587	1,982	\$187,014,633
 U.S. VIRGIN ISLANDS	4	\$3,112,519	410	\$30,852,336
OUT OF DISTRICT				
 DELAWARE	6	\$3,559,587	458	\$56,978,705
 MARYLAND	3	\$1,023,508	161	\$24,655,880
 PENNSYLVANIA	14	\$5,231,016	673	\$113,674,742
 CONNECTICUT	1	\$229,360	15	\$647,427
Grand Total	1,183	\$339,909,956	48,183	\$6,271,773,154

AHP Round One Approved Projects: New York

Project Name	Subsidy Amount	Member Name	Sponsor Name	Units
Tenant Interim Lease II Pilot Program 129th Street	\$120,000	Carver Federal Savings Bank of NY	Harlem Congregations for Community	9
Tenant Interim Lease II Pilot Program 116th Street	\$135,000	Carver Federal Savings Bank of NY	El Barrio Operation Fightback	9
Westside Drive	\$106,800	First Niagara Bank	Heritage Christian Services, Inc.	12
Champion Place	\$200,000	Five Star Bank	Wyoming County Community	19
Center Court	\$350,000	Manufacturers and Traders NY	Niagara Falls Housing Authority	115
True Colors Residence	\$465,000	Manufacturers and Traders NY	West End International Residence	30
Jefferson Avenue Apartments	\$150,000	Manufacturers and Traders NY	Providence Housing Development Corp.	10
Seneca Manor	\$268,530	Maple City Savings Bank	Arbor Development	32
Amherst Glen Senior Apartments	\$435,000	Manufacturers and Traders NY	The Menorah Campus	50
Caring Communities Most Holy Trinity SRO	\$735,200	New York Community Bank	Progress of Peoples Development	75
Concern MacDougal	\$967,087	Astoria Federal Savings	Concern for Independent Living, Inc.	65
Atlantic Terrace	\$549,084	Astoria Federal Savings	Fifth Avenue Committee	40
White's Livery Apartments	\$124,600	First Niagara Bank	West Side Neighborhood Housing	14
St. Martin Village	\$570,000	Manufacturers and Traders NY	Community Action Organization/Erie County	60
Project Rebuild	\$510,000	Manufacturers and Traders NY	North East Area Development	60
Belmont Apartments	\$192,474	Steuben Trust Company	Arbor Development	19
The Birches at Chambers II	\$1,320,000	Rhinebeck Savings Bank	Elant, Inc.	66
Jewett Avenue Apartments	\$70,000	First Niagara Bank	Fillmore- Leroy Area Residents	8
Milton Harvest	\$658,000	Ulster Savings Bank	Jefferson Terrace	47
Anderson Avenue	\$615,000	Astoria Federal Savings	New Destiny Housing Corporation	40
* Concern East New York	\$1,000,000	Astoria Federal Savings	Concern East New York	90
* Eastman Commons	\$300,000	Manufacturers and Traders NY	Eastman Commons Community, Inc.	80
*Bayshore North Apartments	\$1,500,000	Manufacturers and Traders NY	Isla Housing and Development	186
* Westside Minor Home Repair Program	\$278,400	HSBC Bank USA	Westside Neighborhood Housing	40
GRAND TOTAL:	\$11,620,175			1176

AHP Round One Approved Projects: New Jersey

Project Name	Subsidy Amount	Member Name	Sponsor Name	Units
Green Build 4-Plez	\$40,000	Lakeland Bank	Morris Habitat for Humanity	4
Southside Avenue Project	\$162,000	Amboy Bank	Habitat for Humanity of Raritan Valley	9
Heritage Village at Duffy Manor	\$380,000	Roebing Bank	Emanuel Community Development	45
Lincoln Park Village	\$400,000	Liberty Bell Bank	Lincoln Park Culture Coast District	70
Cape Manor Supportie Housing	\$140,000	Sturdy Savings Bank	Collaborative Support Prog. of NJ	7
Alden Avenue Apartments	\$120,000	1st colonial National Bank	Salt & Light Company Inc.	6
Cedar Crossing	\$400,000	Investors Savings Bank	Red Bank Affordable Housing	20
Bordentown Lutheran Senior Apartments	\$620,000	Columbia Bank	Lutheran Social Ministries of N.J.	61
Ocean Points East & West	\$206,500	Liberty Bell Bank	Jersey City Housing Authority	58
Bordentown Lutheran 811 Project	\$280,000	Columbia Bank	Lutheran Social Ministries of N.J.	14
Living Springs Senior Residence	\$1,499,999	Hudson City Savings Bank	Living Springs Senior Residence	99
Somerset Hills YMCA/Bethel Ridge Group Home	\$54,000	Peapack-Gladstone Bank	Somerset Hills YMCA	6
The Village at St. Peter's	\$876,000	Sun National Bank	Village at St. Peter's Inc.	73
Cape May Senior Housing	\$570,000	Sturdy Savings Bank	Homes For All, Inc	89
Grand Central Senior Housing	\$600,000	Hudson City Savings Bank	Life Management, Inc	69
Galloway Housing Project	\$120,000	Ocean City Home Bank	Arc of Atlantic County	8
Spruce Terrace Apartments	\$100,000	Hudson City Savings Bank	New Jersey Community Development	8
GRAND TOTAL:	\$6,568,499			646

AHP Round One Approved Projects: Out of District

Project Name	Subsidy Amount	Member Name	Sponsor Name	Units
Middletown Manor Senior Apartments	\$300,000	Liberty Bell Bank	Dover Housing Develop	60
Destrine Run	\$600,000	Manufacturers and Traders	Advanced Living, Inc.	59
Grand Total:	\$900,000			119

() Denotes project approved as an alternate.*

AHP Round Two Approved Projects: New York

Project Name	Subsidy Amount	Member Name	Sponsor Name	Units
Bert's Place	\$400,000	First Niagara Bank	Joseph's House & Shelter, Inc.	20
Bridge Gardens	\$360,000	HSBC Bank USA, National Association	The Bridge, Inc.	18
Tarrytown Workforce Housing	\$560,000	Manufacturers and Traders Trust Company	Westhab, Inc.	28
Pines At Murphy Road	\$494,000	First Niagara Bank	Pathstone, Inc.	52
Albany Gardens	\$1,400,000	HSBC Bank USA, National Association	CAMBA Housing Ventures, Inc.	200
McGraw House Renovation	\$515,000	The Bank of Castile	McGraw Hsg. Co., Inc.	103
All Saints Manor	\$142,500	First Niagara Bank	Episcopal Community Housing Development Org. Inc.	15
Geel Grand Avenue Residence	\$520,048	Manufacturers and Traders Trust Company	Geel Community Services	56
Council Towers 6	\$770,000	Amalgamated Bank	Council Towers VI HDFC	77
LCD Seneca	\$343,200	First Niagara Bank	Lakeview Mental Health Services, Inc.	40
Ogden Heights Senior Apartments	\$702,000	Manufacturers and Traders Trust Company	North Star Housing and Development Corp.	88
Chautauqua Home Rehab Project 2009	\$331,560	Manufacturers and Traders Trust Company	Chautauqua Home Rehab./Imp. Corp.	30
City Mission	\$406,000	Manufacturers and Traders Trust Company	Buffalo City Mission	182
Murphy Manor	\$520,000	Provident Bank	Rockland Housing Action Coalition	26
LMSR II	\$525,100	New York Community Bank	Allen A.M.E. Neighborhood Pres. and Devel. Corp.	58
Bayshore Apartments	\$1,500,000	Manufacturers and Traders Trust Company	Isla Housing and Development Corp.	186
*Kennedy Plaza Apartments	\$1,320,000	NBT Bank, N.A.	Liberty Affordable Housing, Inc.	88

AHP Round Two Grant Recipients: New York Continued

Cohoes Falls Apartments	\$500,000	Manufacturers and Traders Trust Company	The Community Builders	73
Cephas House	\$76,000	Manufacturers and Traders Trust Company	Hope Buffalo, Inc.	8
El Camino Estates	\$70,815	Manufacturers and Traders Trust Company	Ibero-American Development Corp.	25
Holy Family Senior Housing	\$300,125	Manufacturers and Traders Trust Company	Diocese of Buffalo, NY	35
Green Meadows 515 Preservation	\$180,000	Ulster Savings Bank	Hudson Valley Hsg. Dev. Fund, Inc.	36
Akeley Landing Senior Apartments	\$175,000	First Niagara Bank	Urban League/Rochester	10
*Stonewood Village	\$500,000	Manufacturers and Traders Trust Company	Pathstone, Inc.	187
*Colon Plaza	\$525,000	BPD Bank	116th Block Association, Inc.	54
GRAND TOTAL:	\$12,636,348			1,695

AHP Round Two Grant Recipients: New Jersey

Project Name	Subsidy Amount	Member Name	Sponsor Name	Units
Zurbrugg Mansion	\$305,000	Cornerstone Bank	Zurbrugg Partnership, LLC	25
Paterson Habitat For Humanity Year 2010 Build	\$132,000	Columbia Bank	Habitat for Humanity of Paterson, Inc.	11
Seashore Gardens	\$500,000	Ocean City Home Bank	Seashore Gardens Fdtn.	58
CPNJ Supportive Housing Proj.	\$140,000	Investors Savings Bank	Cerebral Palsy of North Jersey, Inc.	14
Birchtree Court	\$110,000	Mariner's Bank	Housing Development Corp./Bergen County	11
Alexander Hamilton, Phase I	\$400,000	Columbia Bank	Housing Authority of the City of Paterson	79
Living Springs Manor	\$400,000	Sun National Bank	Living Springs Senior Residence, LLC	20
Lower Broadway Stabilization Project	\$60,000	City National Bank of New Jersey	LaCasa de Don Pedro	6
Roseville Commons	\$380,000	New Community Federal Credit Union	Life Management, Inc.	49
Harborview Apartments	\$1,500,000	RSI Bank	Jersey City VOA Elderly Housing	99
Orchard Street	\$75,000	The Provident Bank	Community Access Institute	9
Garfield II	\$610,000	Columbia Bank	Long Branch Housing Authority	60
GRAND TOTAL:	\$4,612,000			441

AHP Round Two Grant Recipients: Out of District

Project Name	Subsidy Amount	Member Name	Sponsor Name	Units
Strawberry Mansion Homeownership Devel. Phase I	\$200,000	Manufacturers and Traders Trust Company	Friends Rehabilitation	26
Patriot House	\$300,000	Manufacturers and Traders Trust Company	Citizens Acting Together Can Help, Inc.	15
North Creek Run	\$300,000	Manufacturers and Traders Trust Company	Conifer Realty, LLC	53
*Faith Inn	\$100,000	First Niagara Bank	Warren-Forest Counties Economic Opp. Council, Inc.	9
Grand Total:	\$900,000			103

(*) Denotes project approved as an alternate.

Community:

sharing, participation, and fellowship.



Ellicott Homes West
84-unit rental development
Buffalo, NY

**IV.
Mortgage
Partnership
Finance[®] (“MPF[®]”)
Program**

The Bank has participated in the MPF since April 1999.

MPF is a program that involves the sharing of risks in a way that capitalizes on the strengths of both the member banks and the FHLBanks. The member banks have the knowledge and expertise to originate, underwrite, and service residential mortgage loans, and they are in a position to assume the risks inherent in such tasks. The Bank in funding the loans is responsible for managing the liquidity, interest rate, and prepayment risks, which the Bank is qualified to do.

The MPF program enhances and strengthens the New York Bank's mission to "advance housing opportunity by maximizing the capacity of community-based member lenders to serve their markets." The member bank will continue to manage the customer relationship while the Bank manages the interest rate risk and shares in the credit risk.

The MPF product allows the member banks to be more competitive in the residential markets and provides a mechanism whereby the member banks may increase their own profits. Currently, a member bank has two choices relative to fixed-rate residential mortgages -- the member may hold those mortgages in portfolio or, in the alternative, the member may sell the loans in the secondary market. Holding a fixed-rate product adds significant interest rate risk and increases the need for additional capital. Selling loans in the secondary market, although becoming increasingly prevalent, produces low margins for lenders. MPF is the solution. It allows members to transfer the interest rate risks to the HLB while at the same time members are rewarded for the credit quality of loans. Since its inaugural start in 1999 the Bank's MPF portfolio's credit performance has been outstanding. The program to date has funded \$3.3 billion in residential 1-4 family mortgages and against this the losses have totaled \$68,100.43 for a loss ratio of -0.0021%

2009 MPF Accomplishments

The Bank continued to direct its sales and marketing efforts to the mid-sized and smaller members who view MPF as a program providing significant benefit. From its inception, the HLB has had fifty five members participate by selling loans to the HLB through the MPF program. During 2009, six new members were approved as a Participating Financial Institution ("PFI") in the MPF program. In 2009, the HLB purchased over \$149 million in loans that involved 22 different member banks.

¹ "MORTGAGE PARTNERSHIP FINANCE" AND "MPF" are the registered trademarks of the Federal Home Loan Bank of Chicago.

V.

**Letters of Credit
that Expand
Community
Investment
Initiatives**

Letters of Credit that Expand Community Development Initiatives

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:

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

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 MULOC 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.

Letters of Credit that Expand Community Development Initiatives Continued:

- 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 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 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.

VI.
Community
Support and
Technical
Assistance

Community Support and Technical Assistance

The HLB continues to provide outreach to our member banks and their communities through meetings, conferences and technical assistance. Some of these activities in 2009 include the following:

A. Community Investment Newsletter

On a periodic basis, the HLB prepares and distributes a Community Investment Newsletter. It is distributed to all member banks and close to 1,500 sponsors in the HLB's service area of New Jersey, New York, Puerto Rico and the U.S. Virgin Islands. The newsletter is used as a vehicle to showcase and describe successful housing and community development approaches. This "best practice" approach highlights exemplary housing and community development initiatives including Community Lending Program projects that are utilized as a CRA tool by our members. The articles provide a blueprint of successful ventures for our members.

B. Outreach and Technical Assistance

Throughout the year, Bank personnel perform outreach and provide technical assistance activities to various interested parties throughout the District to insure that the benefits of the HLB's programs are well known. These activities include:

- Individual meetings with member institutions
- Individual meetings with non-profit organizations, developers or other interested parties
- Individual meetings with state and local government agencies
- Presentations at various conferences and seminars throughout the District
- Sponsorship of various conferences and seminars throughout the District
- Attendance and/or speaking opportunities at project-related events including ground breakings, ribbon cuttings, etc.
- Attendance and/or sponsorship of functions held by member institutions and non-profit organizations including annual meetings, fundraising events, etc.

C. Community Support Regulations

The Community Support Regulations (“CSR”), mandated by FIRREA (Financial Institutions Reform Recovery and Enforcement Act of 1989), were put into effect during 2003. The regulations require that, approximately once every two years, stockholder institutions of each Federal Home Loan Bank prepare Community Support Statements, which are forwarded to the Federal Housing Finance Board. These Community Support Statements take into account the member bank’s performance under the Community Reinvestment Act and its record of lending to first-time homebuyers. The HLB acts as a liaison between our member institutions and the FHFB and provides technical assistance to help our member banks remain in compliance.

**2009 Affordable
Housing Advisory
Council**

Affordable Housing Advisory Council

<p>Nancy Berkowitz Executive Administrator New York State Rural Advocates Blue Mountain Lake, New York</p>	<p>Melody Federico Director of Housing Development NewBridge Services, Inc. Pompton Plains, New Jersey</p>
<p>Peter J. Elkowitz President & CEO Long Island Housing Partnership, Inc. Hauppauge, New York</p>	<p>Laurence Gumina Vice President, Affordable Housing & Assisted Living PHS Senior Living, Inc. Red Bank, New Jersey</p>
<p>Sarah Sheon Gerecke Chief Executive Officer Neighborhood Housing Services of NYC New York, New York</p>	<p>Charles T. Kalthoff Executive Director ACCORD Corporation Belmont, New York</p>
<p>Susan Holman-James Vice President/Housing Development Tri-County Community Action Partnership Bridgeton, New Jersey</p>	<p>Rosemarie Noonan Executive Director Housing Action Council, Inc. Tarrytown, New York</p>
<p>Jean Lowe President Greater Rochester Housing Partnership Rochester, New York</p>	<p>Kerry Quaglia Executive Director Home Headquarters, Inc. Syracuse, New York</p>
<p>Kevin O'Connor Executive Director Rural Ulster Preservation Company (RUPCO) Kingston, New York</p>	<p>Marlene Sigman Director of Housing Development & Asset Management Catholic Charities, Diocese of Metuchen Perth Amboy, New Jersey</p>
<p>Blair W. Sebastian Executive Director New York State Rural Housing Coalition, Inc. Albany, New York</p>	<p>Gary VanNostrand President/Chief Executive Officer SERV Behavioral Health System, Inc. West Trenton, New Jersey</p>

Chair, Advisory Council: Charles T. Kalthoff

Mr. Kalthoff is Executive Director of ACCORD Corporation. He is responsible for all areas of operation and development for the not-for-profit corporation. Mr. Kalthoff assures compliance with all reporting and monitoring criteria of grant sources, including NYS Department of Social services, NYS Division of Housing and Community Renewal, NYS Department of State, FmHA, HUD and other grants as developed.

Vice Chair, Advisory Council: Peter J. Elkowitz, Jr.

Mr. Elkowitz, is the President and Chief Executive Officer of the Long Island Housing Partnership and Affiliates. Mr. Elkowitz holds a Master of Science Degree in Policy Analysis and Public Management. In June 2002, he completed the Senior Executives Program in State and Local Government at the John F. Kennedy School of Government at Harvard University. He received the Harry Weiner Distinguished Alumni Award in 1995. Mr. Elkowitz also received the Governor's award for Excellence in Housing in 1994. In addition, he completed a credit and loan funding management training program in 1994. Mr. Elkowitz is a member of the 2007 Class of The Energeia Partnership – The Academy for Regional Stewardship at Molloy College. In 2008, Mr. Elkowitz was appointed to the Long Island Regional Planning Council.

Melody Federico

Ms. Federico has held the position of Director of Housing Development at NewBridge Services, Inc. from April 2006 until the present. Prior to being appointed to Director of Housing Development, she held the positions at The Community Development Trust and Monarch Housing Associates. Ms. Federico is responsible for concept development, identification of sites, procurement of funding, project development, acquisition, and property/asset management. She develops new construction and rehabilitation of affordable or market rate rentals, and special needs housing.

In addition, Ms. Federico is the Co-Chair of the Housing Alliance of Morris County, and is a member of the Supportive Housing Association of New Jersey, Housing and Community Development Network of New Jersey, Affordable Housing Professionals Network of New Jersey and the Passaic County Taskforce's 10-year Plan to End Homelessness.

Laurence Gumina

Laurence C. Gumina serves as Senior Vice President for Princeton Senior Living, LLC., a subsidiary of PHS Senior Living, Inc. (PHS), which provides a full range of development and management consulting services to providers in the senior living industry. Mr. Gumina maintains primary responsibility for all development projects within the PHS system. Duties include overseeing planning associated with all PHS internal capital expansion projects of existing and new campuses, mergers and acquisitions, as well as seeking new business development opportunities and management contracts from other Senior Living providers.

Mr. Gumina joined PHS Senior Living, Inc. in October 2004 as the Vice President of Affordable Housing & Assisted Living Operations. During this time, three additional affordable housing communities were developed and seven affordable communities, including Asbury Tower, were refinanced and repositioned.

Prior to joining PHS Senior Living, Inc., Mr. Gumina served as Executive Vice President/Chief Operating Officer of Bayshore Community Health Services, a hospital-based health care provider located in Holmdel, New Jersey. Prior to Bayshore, Mr. Gumina was the Associate Executive Director of Riverview Medical Center, a hospital affiliate of Meridian Health.

Mr. Gumina has over 20 years of health care operations and development experience within the acute and post acute arenas. He is a licensed nursing home administrator, a certified professional occupancy specialist and is

2009 Affordable Housing Advisory Council

certified in low income tax credit compliance. He has earned a Masters of Public Administration from Fairleigh Dickinson University and a Bachelor of Science degree in Business Administration from Bryant University.

Mr. Gumina presently serves on the Board of Trustees at the Central Jersey Visiting Nurse Association and the Parker Health Center, both of which are based in Red Bank, New Jersey.09 Affordable Housing Advisory Council.

Susan Holman-James

Ms. Holman-James has 25 years of experience in the field of real estate development. During that time, she worked for city government, directed the NJ Facilities Finance Fund, was the Director of the Philadelphia Office of the Enterprise Foundation and was the Principal of her own consulting firm. In her present capacity as Vice President of Housing and Community Economic Development for Tri County Community Action Partnership, she is working with the State of New Jersey and the Vineland, NJ Board of Education to develop a \$30 million community school surrounded by new rental and for sale housing.

Gary Van Nostrand

Mr. Van Nostrand has held the position of President/Chief Operating Officer at SERV Behavioral Health System, Inc. from April 2001 until the present. Prior to being appointed President, he held the position of Executive Vice President from June 1998 until April 2001. Mr. Van Nostrand is responsible for the overall implementation and coordination of the organization's programs including the development of special needs housing. Prior to his positions at SERV, Mr. Van Nostrand held various director and supervisory positions at healthcare organizations throughout New Jersey.

Marlene Sigman

Ms. Sigman is the Director of Housing Development and Asset Management of Catholic Charities, Diocese of Metuchen located in Perth Amboy, New Jersey. She has extensive public and private experience in housing and redevelopment. She is also a former staff member of New Jersey Department of Community Affairs and has completed housing developments in New Jersey, New York, and Pennsylvania. Catholic Charities is a large non-profit organization with a history of strong fiscal and program management. The organization's Housing Development Program has been in existence since 1986 and has utilized a variety of private and public funding sources to ease the shortage of affordable housing.

Nancy Berkowitz

Ms. Berkowitz has worked as the Executive Administrator and consultant lobbyist for NYS Rural Advocates for 12 years as well as serving as the Executive Director of Warren Hamilton Housing Corporation, a non-profit housing development corporation. Ms. Berkowitz also serves as a consultant for the NYS Rural Housing Coalition and an environmental consultant for the NYS Division of Housing and Community Renewal. She has worked in housing development for over 20 years.

Sarah Sheon Gerecke

Ms. Sheon Gerecke is the Chief Executive Officer of Neighborhood Housing Services (NHS) of New York City, a non-profit corporation assisting homeowners in targeted neighborhoods to own, repair and keep their homes through education, lending, real estate development and community building programs. NHS of NYC is a leader in the national network chartered by NeighborWorks America - formerly known as Neighborhood Reinvestment Corporation -with nearly \$300 million invested in underserved neighborhoods in 2006. There are 240 NeighborWorks organizations across the country organized as partnerships among businesses, local governments, and community residents.

Jean Lowe

Ms. Lowe is President of the Greater Rochester Housing Partnership. The Partnership was created to facilitate the development of affordable housing in and around the City of Rochester. During her 10-year employment with the Partnership, Ms. Lowe served as chief underwriter and project manager for all multi-family lending activity. Ms. Lowe has designed and implemented a consortium program to rehabilitate and sell vacant single-family properties in the City of Rochester. Ms. Lowe is the manager of the Partnership's Tax Credit Fund. The fund purchases tax credits generated by small projects that have traditionally not appealed to large corporate investors.

Rosemarie Noonan

Ms. Noonan is the Executive Director of Housing Action Council (HAC), which works with all levels of government and coalitions to design and implement program solutions to the region's housing crisis, as well as education and networking. Ms. Noonan has developed various programs which have assisted in the development of housing, including tax-exempt financing, mortgage insurance, and housing rehabilitation

programs, and has advised state and local housing officials on designing and implementing affordable housing programs and plans.

Kevin O' Connor

Mr. O' Connor is the Executive Director of Rural Ulster Preservation Company (RUPCO), a private, not-for-profit organization formed in 1981 for the purpose of creating, developing, improving and preserving housing opportunities for low- and moderate-income households in Ulster County. Mr. O'Connor has over 16 years of progressive experience in not-for-profit housing development organizations.

Kerry Quaglia

Mr. Quaglia has worked as the Executive Director for Home HeadQuarters, Inc. from 1996 until present. He is responsible for the continuing operation of the not-for-profit agency which has as its goal the promotion and retention of affordable home ownership opportunities for low- and moderate-income individuals. He supervises the implementation of a Home Improvement Program, a Vacant Property Program, a First-Time Home Buyer Program and various counseling programs. Prior to joining Home HeadQuarters, Inc., Mr. Quaglia was the Director of Housing for the City of Syracuse.

Blair Sebastian

Mr. Sebastian is the Executive Director of the New York State Rural Housing Coalition (Coalition), a non-profit supported by more than 200 statewide member organizations formed in 1979 and committed to providing safe, affordable housing for low- and moderate-income New Yorkers living in rural communities. Mr. Sebastian directs the Coalition's training and technical assistance operation that provides essential support to organizations working in the fields of rural housing and community development. He is a well practiced community and legislative advocate, as well as an accomplished public speaker and meeting facilitator knowledgeable of tools and resources used in the development of affordable housing, property management and real estate valuation.

**AFFORDABLE HOUSING ADVISORY
COUNCIL MEMBERS SPEAK OUT**

“The Federal Home Loan Bank of New York, through its members M&T and HSBC provide a layer of flexible financing to HOME Rochester homebuyers. Funds can be used for closing costs or to write down the interest rate thereby customizing financing to meet the specific needs of our buyers. As the mortgage market contracts, this kind of flexibility is essential to new home-buyers.”

**Jean Lowe
Greater Rochester Housing Partnership
Rochester, New York
AHAC Member**

“FHLBNY’s Affordable Housing Program, (AHP) is an essential part of rural New York’s affordable housing arsenal. AHP is as valuable for its ability to leverage and match our State programs as it is for its role in filling funding gaps and bridging program shortfalls. AHP is preserving single family homes, creating new first time home buyers and financing rental development all across Upstate New York. Our members value AHP for its flexibility and we are grateful for FHLBNY’s support for our work.”

**Blair W. Sebastian
New York State Rural Housing Coalition, Inc.
AHAC Member**

2009

**Board of Directors'
Housing Committee**

Chair: Kevin J. Lynch

Mr. Lynch has been President and Chief Executive Officer of Oritani Savings Bank headquartered in the Township of Washington, New Jersey since July 1, 1993. He has also been President and Chief Executive Officer of Oritani Financial Corporation, the holding company of Oritani Savings Bank, since 1998. Mr. Lynch has also served as Chair of the two aforementioned entities since August of 2006; prior to that time, he served as a Director. Mr. Lynch is a former Chairman of the New Jersey League of Community Bankers and served as a member of its Board of Governors for several years and also served on the Board of its subsidiary, the Thrift Institutions Community Investment Corp. (TICIC). Mr. Lynch is a member of the Professional Development and Education Committees of America's Community Bankers. He has been a member of the Board of Directors of the Pentegra Defined Benefit Plan For Financial Institutions since 1997, was Chair of that Board in 2004 and 2005 and was Vice Chair in 2002 and 2003. He has also been a member of the Board of Pentegra Services, Inc. since 2007. He is a member of the American Bar Association and a former member of the Board of Directors of Bergen County Habitat for Humanity. Mr. Lynch is also a member of the Board of Directors of the Hackensack Main Street Business Alliance. Prior to appointment to his current position at Oritani Savings Bank in 1993, Mr. Lynch was Vice President and General Counsel of a leasing company and served as a director of Oritani Savings Bank. Mr. Lynch earned a Juris Doctor degree from Fordham University, an LLM degree from New York University, an MBA degree from Rutgers University and a BA in Economics from St. Anselm's College.

2009 Board of Directors' Housing Committee

Anne Evans Estabrook

Ms. Estabrook has been the owner of Elberon Development Co. in Cranford, NJ since 1984. Elberon Development, together with its affiliated companies, owns approximately two million square feet of rental property, primarily industrial. She is the past chairman of the New Jersey Chamber of Commerce and until June 2007 served on its executive committee, and chaired its nominating committee. She previously served as a director on the boards of Summit Bank, United Jersey Bank, Constellation Bancorp, and the National State Bank of Elizabeth. Ms. Estabrook also served as a member of the Lay Board of the Delbarton School in Morristown for 15 years, including five years as chair. Ms. Estabrook currently is a member of the Board of Trustees of Catholic Charities, serves on its Executive Committee and Audit Committee, and Chairs its Building and Facilities Committee. She is on the Board of Overseers of the Weill Cornell Medical School, is also on the Board of Trustees of Monmouth Medical Center, serves on its Executive and Community Action Committees, and Chairs the Children's Hospital Committee. Ms. Estabrook serves as a Member of the Liberty Hall Museum Board at Kean University in Union, NJ, and she is a Trustee of the New Jersey Performing Arts Center (NJPAC),

Reverend DeForest B. Soaries, Jr.

Reverend. Soaries is the Senior Pastor of the First Baptist Church of Lincoln Gardens in Somerset, New Jersey. A pioneer of faith-based community development, . Reverend Soaries has led First Baptist in the construction of a new \$20 million church complex and the formation of many not-for-profit entities to serve the community surrounding the church. Highlights of Reverend Soaries' ministry include recruiting 325 families to become foster parents to 500 children; helping 200 children find adoptive parents; constructing 124 new homes for low and moderate income residents to own; redeveloping 150,000 square feet of commercial real estate; operating the Central New Jersey STRIVE program for job readiness; serving hundreds of youth in an after school center and homework club; forming a youth entrepreneurship program; organizing a community development credit union; and creating the "Housing Assistance and Recovery Program", or "HARP", a program designed to help homeowners recover homes lost through foreclosure . From January 12, 1999 to January 15, 2002, Reverend Soaries served as New Jersey's 30th Secretary of State. In 2004 he also served as the first chairman of the United States Election Assistance Commission, having been appointed by the President and confirmed by the United States Senate.

John M. Scarchilli

Mr. Scarchilli has been President and Chief Executive Officer of Pioneer Bank, headquartered in Troy, New York, since 1997 and is a member of the Board of Trustees. Mr. Scarchilli is a graduate of Hudson Valley Community College in Troy and has a Bachelor's Degree in Accounting from Siena College. Mr. Scarchilli also serves as President, CEO and Director of Pioneer Commercial Bank, a wholly owned subsidiary of Pioneer Savings Bank. He is also a Director of the New York Bankers Association as well as Chairman of that Association in 2009. He is a Director of the American Bankers Association, a national banking trade organization, and a member of their Professional Development/Education Committee. Mr. Scarchilli is also a member of the Banking Board of New York State. Through January 8, 2007, Mr. Scarchilli served as a Director of Asset Management Fund Large Cap Equity Fund Institutional Fund, Inc. Mr. Scarchilli also serves on numerous not-for-profit boards in the local community. He is a Director of the Center for Economic Growth (CEG) and the Albany-Colonie Regional Chamber of Commerce. He is Co-Chair of Troy 20/20 and the annual Chairman of the Hudson Valley Community College President's Circle. Additionally, he serves as a member of the Audit and Compliance Committee of Ordway Research Institute.

Reverend Edwin C. Reed

Reverend Reed has served as CEO of the Greater Allen Development Corporation ("Allen Corporation") since July 2007. The Allen Corporation, with funding of more than \$31 million annually, rehabilitates communities by sponsoring affordable housing, developing and managing 14 commercial stores, operating a community service center, and providing quality education for over 500 students. Reverend Reed was previously the Chief Financial Officer of Greater Allen AME Cathedral, located in Jamaica, Queens, New York from 1996 to July 2007. From 1986 to 1995, Reverend Reed served as the campaign manager and Chief of Staff for Congressman Floyd Flake. Prior to becoming involved in public policy, Reverend Reed managed the \$6 billion liquid asset portfolio for General Motors and was a financial analyst for Chevrolet, Oldsmobile, Pontiac, Cadillac, Buick and GM of Canada. Reverend Reed gained his initial financial experience as a banker at First Tennessee Bank in Memphis, Tennessee. Reverend Reed earned a Masters of Business Administration from Harvard Business School, a Bachelor of Business Administration from Memphis State University and a Masters of Divinity at Virginia Union University. He currently serves on the following organizations in the following positions: Commission Member, New York City Traffic Mitigation Congestion Commission; Vice Chairman of Board of Trustees, Hofstra University; Chairman, Jamaica Business Resource Center; Treasurer, Outreach Project; Board Member, JP Morgan Chase Bank National Community Advisory Board; Board Member, Wheelchair Charities; Board Member, Allen Transportation; Board Member, Allen Women's Resource Center; and Board Member, Allen Housing Development Corporation.

