



Federal
Home Loan Bank
of New York

Affordable Housing Advisory Council 2010 Annual Report





LETTER FROM THE PRESIDENT

Dear Members,

In June, the Federal Home Loan Bank System's Affordable Housing Program was named "Housing Person of the Year," by the National Housing Conference. It was a tremendous honor for our program, which, for the past two decades, has been one of the most successful housing programs in the nation. But it was an honor for which we cannot take sole credit.




The Affordable Housing Program works so well because it supports the natural partnership that exists between the Home Loan Banks, our community member-lenders, local housing organizations and elected officials, all of whom are working to create better housing opportunities for people who need them. It is fitting that the Housing Person of the Year award, which usually recognizes an individual, was bestowed upon a program that achieves success through the hard work of so many individuals.

The Federal Home Loan Bank of New York's Affordable Housing Program has remained a stable source of funding and a driver of community development even during this time of economic uncertainty. Since the summer of 2008, the height of the credit crisis, the Federal Home Loan Bank of New York has awarded more than \$100 million in AHP grants. In 2010, we awarded 116 projects with more than \$62 million in grants to help build or rehabilitate more than 5,730 affordable housing units in communities across our region, driving much-needed economic development at the local level. In recent years, this local impact has expanded to include communities outside our region where our members have branches. Since 2008, we have awarded 22 projects with \$8.8 million in grants to help build 829 affordable housing units in Pennsylvania, Delaware, Maryland and Connecticut. As other sources of funding remain frozen, the Federal Home Loan Bank of New York's AHP grants are a consistent source of support for housing initiatives across the Northeast.

One of the reasons our funding is able to make such an impact is because of the excellent guidance we receive from our Affordable Housing Advisory Council. The Council is comprised of housing industry experts and serves as the Home Loans Bank's eyes and ears in the affordable housing world, ensuring that our grants are put to the best use and that our activities always further our housing finance and community lending mission. This guidance has been especially invaluable over the past two years, as the ongoing stresses in the economy has made AHP funding even more vital for housing initiatives in our District. We thank them for their service. For more information on our Council members, please see page 36 of this report.

Our hard work has not gone unnoticed. On July 8th, at the dedication ceremony of a senior living community which had received AHP funding, Congressman Maurice Hinchey (NY-22) honored the Home Loan Bank for its contributions to affordable housing. It was a special honor to receive the recognition from Congressman Hinchey, who has been a tireless advocate for affordable housing in his district and a strong supporter of the Affordable Housing Program. And in December, the Home Loan Bank was recognized at the New York Housing Conference Luncheon in Manhattan.



The theme for the luncheon, for which I served as chairman, was “Solutions for a New Landscape.” As our economy continues to recover, it is clear that whatever the solutions are, they will involve all of us working together towards the shared goal of affordable housing for all who need it. As I stated earlier, the AHP works because it helps bring people together for this shared goal.

As we enter 2011, we will continue to rely on all those who support the Affordable Housing Program. In the coming year, the country will continue to focus on economic recovery. This will be a slow process, and sometimes a painful one, but through it we must keep our focus on one thing: the importance of housing. Housing has always been the cornerstone of our nation’s economy, and we cannot expect a full economic recovery until the housing market stabilizes. Through the Affordable Housing Program, the Federal Home Loan Bank of New York is proud to partner with all those who aim to make affordable housing a reality for all who need it. And through the funding support we provide to our member-lenders, we are proud to help support the responsible, appropriate lending that will help our communities, and our economy, get back on track.

I thank you for your continued support of the Home Loan Bank and our Affordable Housing Program, and I look forward to another year of partnering with each and every one of you to bring much-needed housing to communities across our region.

Sincerely,



Alfred A. DelliBovi
President

Since 1932, the Federal Home Loan Bank of New York has been helping our member lenders in New York, New Jersey, Puerto Rico, and the U.S. Virgin Islands provide a flexible source of liquidity to member community lenders engaged in home mortgage and neighborhood lending.

As a wholesale bank, we can only achieve our mission in collaboration with our member banks, who have a retail network. Our members work with professionals in the housing industry to repair, build, and create affordable housing. The Home Loan Bank works in the background to supply a continuous and reliable source of liquidity so that our members can continue to meet the housing needs of their communities.


The Affordable Housing Advisory Council of the Federal Home Loan Bank of New York Bank (“Bank”) herein presents its 2010 Annual Report, which describes the actions taken by the Bank in consultation with the Advisory Council, to fulfill its housing and community development mission.

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 member banks. 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 \$429 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, who in- turn, lend to their community developers.



The Bank utilizes the Community Investment Program ("CIP") to provide financing for home ownership and rental housing development activities that benefit individuals/families with incomes at or below 115% of the area median income. From January to December 31, 2010, the Bank committed \$137 million in CIP funds.


The Urban Development Advance ("UDA") and Rural Development Advance ("RDA") programs serve as funding sources specifically for economic development activities. The UDA benefits individuals/families living in urban areas with income at or below 100% of the area median, while the RDA benefits individuals/families living in rural areas with incomes at or below 115% of the area median. From January to December 31, 2010 the Bank approved nearly \$57 million in UDA commitments.

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 Bank's 2010 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.



In 2010, the Bank continued to provide financing to help develop affordable housing for thousands of families, and to promote economic development and small business activity in both urban and rural areas of our region.

In consultation with the Affordable Housing Advisory Council, this report reviews the Bank's accomplishments in fulfilling our housing and community development mission, and examines new initiatives within our congressionally authorized charter.

**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

2010 Community Investment Program 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, 2010, the Bank committed \$137 million in CIP funds.

Below is a list of approved CIP commitments in 2010:

Member Name	Flushing Savings Bank
Commitment Amount	\$25,000,000
Project Name:	2010 Residential Multi-family Loan Program
Project Description:	Funds will be used for eligible residential multi-family owner occupied loans and multi-family rental units.

Member Name:	Peapack-Gladstone Bank
Commitment Amount:	\$7,000,000
Project Name:	Brookside Terrace
Project Description:	Funds will be used to refinance a multi-family rental project in Newton, NJ.

Member Name	Peapack-Gladstone Bank
Commitment Amount	\$5,000,000
Project Name:	Elizabeth Towers
Project Description:	Funds will be used to refinance a multi-family rental project located in Elizabeth, NJ.

Member Name:	The Dime Savings Bank of Williamsburgh
Commitment Amount:	\$100,000,000
Project Name:	Residential/Multi-family Rental and Cooperative Mortgages 2010
Project Description:	Funds will be used as a source of financing for eligible multi-family owner occupied and rental units. Funds will be used for various activities including but not limited to, acquisition, construction and rehabilitation.

2010 Rural and Urban Development Advance Summary:


The Urban Development Advance and the Rural Development Advance programs serve as funding sources specifically for community lending and economic development activities. The UDA provides financing for economic development activities in urban areas, benefiting individuals or families, with incomes at or below 100% of the area median income level. The RDA provides financing for economic development projects or programs in rural areas, benefiting individuals or families, with incomes at or below 115% of the area median income level. These programs offer low-cost advance rates and are available on a daily basis. From January 1 to December 31, 2010 the Bank committed a total of \$56.7 million in UDA funds to the following programs:

Member Name	Flushing Savings Bank
Commitment Amount	\$25,000,000
Project Name:	2010 Mixed-Use Commercial Loan Program
Project Description:	Funds will be used to provide the financing for mixed-use properties and commercial loans. The funds will help revitalize communities within the member banks lending area.

Member Name:	The Dime Savings Bank of Williamsburgh
Commitment Amount:	\$30,000,000
Project Name:	2010 UDA Mixed-Use/Commercial Loan Program
Project Description:	Funds will be used to provide financing for mixed-use and commercial properties.

Member Name	Magyar Bank
Commitment Amount	\$562,500
Project Name:	Jean T. Estephan
Project Description:	Funds will be used to refinance an existing commercial mortgage on a mixed-use property and provide funds for renovation of another property.

Member Name:	Magyar Bank
Commitment Amount:	\$1,165,000
Project Name:	Hamilton Corner LLC
Project Description:	Funds will be used to refinance an existing private mortgage on a mixed-use property.



During 2010, the Bank did not commit any RDA funds. In the current economic environment, our member banks are flush with retail deposits. As such, their need for additional liquidity to finance RDA eligible activities has diminished.

Fresh-Start Home Finance Program

Under the umbrella of its Community Investment Program, the Bank developed the Fresh-Start Home Finance Program to assist qualified homeowners at or below 115% of the area median income who are facing unaffordable or soon-to-be unaffordable mortgage payments. Member banks that utilize this program are offered below market rate advances to provide foreclosure prevention assistance for low-to moderate-income households that are unable to afford the terms of their existing mortgages.

Disaster Relief Program

The Disaster Relief program provides immediate gap 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 Fresh-Start Home Finance Program or the Disaster Relief Disaster Relief Program in 2010. This is a reflection on the state of the current economic environment, which has left our member banks flush with retail deposits and has diminished their need for additional liquidity to finance eligible activities offered through these Community Lending Programs.

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 opportunities because of a lack of adequate savings.

In 1998, the Bank moved to help families fulfill this requirement for homeownership. With the advice of the Advisory Council and Bank's 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 benefits of a dedicated savings program and rigorous homebuyer counseling program are 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.

Interest in the First Home Club has dramatically increased in recent years. Prior to 2009, annual enrollment averaged approximately 1,200 per year. During 2009, a total of 1,935 households were enrolled in the First Home Club. In 2010, a total of 1,984 households have been enrolled into the program. Furthermore, home closings have increased substantially over the past two years. Total funding requests processed for 2007 and 2008 were 364 and 350, respectively. Eight hundred and nineteen FHC households closed on homes subsidized with a total of \$6,354,084 in subsidy in 2009. Through December 31, 2010, six hundred ninety two homes were closed with FHC assistance grants totaling \$5,366,494.

First Home Club Program Activity (since inception)

- \$53,132,276 total program allocation
- \$28,169,668 funded to 4,706 First Home Club households
- 3,748 households are currently enrolled and fulfilling program requirements

As of December 31, 2010, there are 69 HLB member banks approved to participate in the program.

Affordable Housing Program


Affordable Housing Program

During the 1980's, predatory lending practices 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. At this time, broad changes were also made to the FHLB 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-, low- and moderate-income families and individuals.

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.

In 2010, the Bank conducted two AHP application periods and received 260 applications in total. During the first round, a total of 135 applications were submitted including 82 applications for projects located in New York, 43 for projects located in New Jersey, one for a project located in Puerto Rico, and nine for projects located out of the Banks district. In total, \$74.3 million of subsidy was requested to finance over 6,848 units of affordable housing. During the second round of 2010, a total of 125 applications were submitted including 73 applications for projects located in New York, 40 for projects located in New Jersey, three projects located in Puerto Rico, and nine for projects located out of district. In total, \$68.5 million of subsidy was requested to finance 6,376 affordable housing units.

In the first round of 2010, the Bank approved 54 primary projects plus four alternates totaling over \$31.2 million in subsidy to finance 3,132 units of affordable housing. Of the primary submissions, 35 projects are located in New York, 15 projects are located in New Jersey, and four projects are located outside of the Banks district. Over \$29.6 million in AHP subsidy was awarded for these projects. The 35 projects located in New York accounted for \$17.3 million, the 15 projects located in New Jersey qualified for \$9.2 million, and projects located outside of the district accounted for over \$3 million of subsidy.



In the second round of 2010, the Bank approved 62 primary projects plus four alternates totaling over \$35 million in subsidy to finance 2,995 units of affordable housing. Of the primary submissions, 33 projects are located in New York, 24 projects are located in New Jersey, and five projects are located outside of the Bank's district. Over \$32.5 million in AHP subsidy was awarded for these projects. The 33 projects located in New York accounted for \$17.4 million, the 24 projects in New Jersey qualified for \$13.9 million, and projects located outside of the district accounted for over \$1.1 million of subsidy.

AHP: Looking Beyond our District

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 the geographic boundaries of New York, New Jersey, Puerto Rico or the U.S. Virgin Islands.

Since the inception of the program, the Bank has awarded \$12.7 million in AHP subsidy to 33 different projects that are located outside of the Bank's district area. These projects have generated a total of 1,614 units of affordable housing for income eligible households. The AHP funds have been used to leverage almost \$287 million in total development costs. We have seen an increased demand for funding for out-of-district projects over recent years. This growth is especially visible in Pennsylvania, where the Bank has awarded nearly \$6.6 million of subsidy to assist in the financing of 21 projects creating 779 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 organized by geographic location that have been approved since the inception of the AHP program:

AHP Applications Approved (since inception):

Region	# of Projects	Subsidy	Units	TDC
IN DISTRICT				
 NEW YORK	789	\$239,237,825	32,568	\$4,277,982,269
 NEW JERSEY	436	\$131,608,991	17,081	\$2,547,570,243
 PUERTO RICO	24	\$11,269,587	1,922	\$177,077,744
 U.S. VIRGIN ISLANDS	4	\$3,112,519	410	\$30,852,336
OUT OF DISTRICT				
 DELAWARE	6	\$3,659,587	487	\$67,528,940
 MARYLAND	4	\$2,023,508	232	\$39,602,482
 PENNSYLVANIA	21	\$6,576,016	779	\$141,437,583
 CONNECTICUT	2	\$1,629,360	116	\$ 38,394,779
Grand Totals	1,286	399,117,393	53,595	\$7,320,446,376

2010 AHP Round I – Projects Approved in New York

<i>Project name</i>	<i>Subsidy</i>	<i>Sponsor</i>	<i>Member</i>	<i>ST</i>
Findlay Teller Apartments	\$2,000,000	Belmont Arthur Avenue LDC	Carver Federal Savings Bank	NY
FIGHT Village	\$900,000	FIGHT Village Housing Dev. Fund Co., Inc.	Manufacturers and Traders Trust Company	NY
Beechwood Apartments	\$350,000	Rural Housing Opportunities Corp.	Maple City Savings Bank, FSB	NY
Massachusetts Avenue Development	\$104,500	People United for Sustainable Housing, Inc.	Manufacturers and Traders Trust Company	NY
YWCA of Elmira/Twin Tiers	\$40,000	YWCA of Elmira and the Twin Tiers	First Niagara Bank, National Association	NY
St. Martin Village	\$400,000	Community Action Organization/Erie County	First Niagara Bank, National Association	NY
HOME Rochester 2010-2012	\$180,000	Greater Rochester Housing Partnership	HSBC Bank USA, National Association	NY
Cecil Hotel	\$351,733	Cecil HDFC	Manufacturers and Traders Trust Company	NY
Yorktown	\$90,000	Heritage Christian Services, Inc.	First Niagara Bank, National Association	NY
Corpus Christi Senior Apartments	\$315,000	Isla Housing and Development Corp.	Manufacturers and Traders Trust Company	NY
Kennedy Plaza Apartments Tower	\$2,912,567	Liberty Affordable Housing, Inc.	NBT Bank, N.A.	NY
St. David's Court	\$281,000	Christopher Community Inc.	Alliance Bank, N.A.	NY
Zion Court	\$560,000	Greater Centennial Community Development Corp.	Carver Federal Savings Bank	NY
Catherine Gardens	\$151,352	Senior Citizens' Council/Clinton County	Glens Falls NB & Trust Company	NY
Habitat for Humanity III-Buffalo	\$66,500	Habitat for Humanity of Buffalo, Inc.	Manufacturers and Traders Trust Company	NY
Towpath Preservation	\$400,000	Pathstone, Inc.	Manufacturers and Traders Trust Company	NY
Mildred Johnson Estates Phase II	\$165,966	Pathstone, Inc.	First Niagara Bank, National Association	NY
Anna Walentynowicz Apartments	\$195,000	Polish Community Center of Buffalo	Manufacturers and Traders Trust Company	NY
Wilcox Lane	\$1,416,000	Wilcox Lane Senior Citizens Housing Co., Inc.	The Canandaigua NB & Trust Company	NY
Riverknoll at Radisson Phase II	\$650,000	Isla Housing and Development Corp.	Manufacturers and Traders Trust Company	NY
HOME Mixed-Use	\$98,500	Housing Opportunities Made Equal	First Niagara Bank, National Association	NY
Jerome Senior Apartments	\$402,082	United Memorial Medical Center	Manufacturers and Traders Trust Company	NY
Canal Village	\$205,286	Housing Visions Unlimited, Inc.	The Rome Savings Bank	NY
Muldoon Gardens	\$279,000	Arbor Development	Maple City Savings Bank, FSB	NY
Voters Block Community	\$772,200	Edgemere Development, Inc.	First Niagara Bank, National Association	NY
Parkside Garden Villas	\$400,000	Middle County Resources Management	New York Community Bank	NY
Seaway Lofts	\$234,000	Bentham Foundation	Maple City Savings Bank, FSB	NY
Women's Community Building Redevelopment	\$550,000	Ithaca Neighborhood Housing Services, Inc.	Tompkins Trust Company	NY
Alden Family Apartments	\$336,000	Belmont Shelter Corp.	First Niagara Bank, National Association	NY
Holy Family Senior Housing Devel. Project	\$304,796	Diocese of Buffalo, NY	First Niagara Bank, National Association	NY



<i>Project name</i>	<i>Subsidy</i>	<i>Sponsor</i>	<i>Member</i>	<i>ST</i>
Cynthia Gardens	\$120,000	Heart of the City Neighborhoods	First Niagara Bank, National Association	NY
West Side NHS Home Repair Program	\$240,000	West Side Neighborhood Housing Services, Inc.	HSBC Bank USA, National Association	NY
Thompson Estates Phase II	\$170,000	Rural Housing Opportunities Corp.	The Canandaigua NB & Trust Company	NY
Birches at Fishkill	\$1,440,000	Elant, Inc.	Rhinebeck Savings Bank	NY
Amherst Station	\$276,000	Cazenovia Recovery Systems, Inc.	First Niagara Bank, National Association	NY
**Canandaigua Housing for Veterans	\$415,678	Finger Lakes CDC	Five Star Bank	NY

**** Project approved as alternate**

2010 AHP Round I – Projects Approved in New Jersey

<i>Project name</i>	<i>Subsidy</i>	<i>Sponsor</i>	<i>Member</i>	<i>ST</i>
The Point	\$80,000	Homeless Solutions, Inc.	Valley National Bank	NJ
Salem Road	\$23,750	Community Access Institute	Investors Savings Bank	NJ
Middletown Homes 2009 Project	\$120,000	Housing and United Services, Inc.	Two River Community Bank	NJ
YMCA Elizabeth Branch	\$1,200,000	YMCA of Eastern Union County	RSI Bank	NJ
Branch Village On-Site Phase I	\$1,105,500	Foresight Affordable Housing, Inc.	Liberty Bell Bank	NJ
Colonial Park	\$1,880,003	Seniors Housing Develop. Corp.	The Bank	NJ
Ferry Family Housing	\$650,000	Parkside Business & Community in Partnership, Inc.	Columbia Bank	NJ
Branch Village - Offsite Phase II	\$640,000	Housing Authority of the City of Camden	Columbia Bank	NJ
Community Options Hopewell	\$40,000	Community Options, Inc.	The Bank	NJ
Whitney Crescent	\$620,000	Emanuel Community Development Corp., Inc.	Sun National Bank	NJ
Demarest Farms-Phase 2	\$80,000	Advance Housing, Inc.	Sussex Bank	NJ
Barnabas House	\$400,000	Atlantic City Rescue Mission	Cape Bank	NJ
Valley Brook Village	\$1,500,000	Affordable Housing and Services Collaborative	Lakeland Bank	NJ
The Parkview	\$840,000	Housing Authority of the City of Perth Amboy	Investors Savings Bank	NJ
Central Avenue	\$35,625	Community Access Institute	Investors Savings Bank	NJ
**Elm Street Apartments	\$200,000	New Jersey Community Development Corp.	Columbia Bank	NJ
**Teaneck Senior Housing	\$610,000	Geriatric Services, Inc.	Bogota Savings Bank	NJ
**Union Gardens	\$430,000	MGB Housing & Tax Consultants, LLC	Metuchen Savings Bank	NJ

**** Projects approved as alternates**

2010 AHP Round I – Projects Approved Out-of-District

<i>Project name</i>	<i>Subsidy</i>	<i>Sponsor</i>	<i>Member</i>	<i>ST</i>
West Rock Phase 2 Rental	\$1,400,000	Glendower Group, Inc.	Liberty Bell Bank	CT
Lincoln Towers	\$400,000	Wilmington Housing Authority	Liberty Bell Bank	DE
Westport Commons	\$1,000,000	Foresight Affordable Housing	Liberty Bell Bank	MD
Sojourner House	\$240,000	Women Against Abuse	Manufacturers and Traders Trust Company	PA

2010 AHP Round II – Projects Approved in New York

Project name	Subsidy	Sponsor	Member	ST
South End Renewal	\$42,000	Habitat for Humanity of Capital District	Manufacturers and Traders Trust Company	NY
Bradmar Village Apartments	\$800,000	Pathstone, Incorporated	Maple City Savings Bank, FSB	NY
SEAC Repairs Program 2010	\$165,000	South East Area Coalition	Manufacturers and Traders Trust Company	NY
Stonewood Village	\$470,000	Pathstone, Inc.	Manufacturers and Traders Trust Company	NY
Neighborhood Stabilization Program Rental Units	\$40,000	Chautauqua Home Rehab./Imp. Corp.	Lake Shore Savings Bank	NY
Old First Ward Home Repair Program	\$150,000	Old 1st Ward Community Association	First Niagara Bank, National Association	NY
Park Hill Apartments	\$300,000	Westhab, Inc.	Manufacturers and Traders Trust Company	NY
Moss Creek Apartments	\$360,000	First Ward Action Council	Manufacturers and Traders Trust Company	NY
Owner-Occupied Housing Rehab 2010B	\$195,000	ACCORD Corporation	Steuben Trust Company	NY
North Country 8 Star Redevelopment	\$1,905,000	Snow Belt Housing	Manufacturers and Traders Trust Company	NY
Holy Rosary Apartments	\$645,000	Providence Housing Development Corp.	First Niagara Bank, National Association	NY
Adamski Housing Renovation Project	\$559,650	Monsignor Adamski Village HDFC, Inc.	Manufacturers and Traders Trust Company	NY
Homes of Syracuse	\$400,000	Syracuse Housing Authority	First Niagara Bank, National Association	NY
Woodstock Commons	\$520,000	Rural Ulster Preservation Company	Ulster Savings Bank	NY
Walden Apartments	\$140,000	Southeast Works	Manufacturers and Traders Trust Company	NY
Salina School Apartments	\$340,000	512 LeMoyné Avenue Housing Development Fund Co.	First Niagara Bank, National Association	NY
Roosevelt Arms and Hillside Apartments	\$667,500	Christopher Community Inc.	Manufacturers and Traders Trust Company	NY
Madison Lane Apartments	\$699,493	Mid-York Senior Homes	Alliance Bank, N.A.	NY
Northridge Homes II	\$189,000	Wyoming County Community Action	Five Star Bank	NY
Howard Beach Senior Apartments	\$1,380,083	Progress of Peoples Develop. Corp.	New York Community Bank	NY
37 Wildwood Road	\$70,000	A-HOME, Inc.	Astoria Federal Savings and Loan Assn.	NY
Lindenguild Hall	\$1,398,790	Lantern Group	Carver Federal Savings Bank	NY
Martin Luther King Community Development Corp.	\$105,000	Martin Luther King Community Development Corp.	First Niagara Bank, National Association	NY
White's Livery Apartments	\$154,000	West Side Neighborhood Housing Services, Inc.	First Niagara Bank, National Association	NY
Markam Gardens	\$800,000	Sisters of Charity of St. Vincent DePaul	Northfield Bank	NY
Plank Road	\$77,500	Heritage Christian Services, Inc.	First Niagara Bank, National Association	NY
East House/State Street Apartments	\$660,000	Providence Housing Development Corp.	First Niagara Bank, National Association	NY
Marketview Heights Rental	\$166,500	Marketview Heights Association, Inc	First Niagara Bank, National Association	NY
Fairport Apartments, Inc.	\$795,000	Fairport Apartments, Inc.	Manufacturers and Traders Trust Company	NY
Westwind Houses	\$920,000	Addicts' Rehabilitation Center Foundation	Carver Federal Savings Bank	NY
Franklin Avenue Residence	\$1,960,000	Lower Eastside Service Center, Inc.	Signature Bank	NY
Champion Place	\$180,000	Wyoming County Community Action	Five Star Bank	NY
Moses Dewitt	\$245,339	Conifer Realty, LLC	Manufacturers and Traders Trust Company	NY
**Pond View Apartments	\$980,000	North Hempstead Housing Authority	Signature Bank	NY
**Foster Block	\$689,160	Pathstone, Inc.	Manufacturers and Traders Trust Company	NY

2010 AHP II – Projects Approved in New Jersey

Project name	Subsidy	Sponsor	Member	ST
Delaware House	\$120,000	Catholic Charities Diocese of Trenton	Amboy Bank	NJ
CAI Colonial	\$40,000	Community Access Institute	The Provident Bank	NJ
A. Harry Moore, Phase III	\$540,000	Jersey City Housing Authority	Columbia Bank	NJ
The Meadows at Pyne Point	\$412,400	Respond, Inc.	Liberty Bell Bank	NJ
Wood Avenue Apartments	\$800,000	TRF Development Partners	Liberty Bell Bank	NJ
Morgan Village	\$555,674	Foresight Affordable Housing, Inc.	Liberty Bell Bank	NJ
Home for the Brave	\$600,000	Volunteers of America/Delaware Valley	Sun National Bank	NJ
Baxter Park South	\$1,350,000	Foresight Affordable Housing, Inc.	Liberty Bell Bank	NJ
La Plaza	\$600,000	Life Management, Inc.	Valley National Bank	NJ
The Cooper Plaza Project VIII	\$240,000	Habitat for Humanity of Metro Camden	Columbia Bank	NJ
Burnt Tavern Road	\$60,000	Ladacin Network	OceanFirst Bank	NJ
Freedom Village at Hopewell Township	\$978,940	Project Freedom, Inc.	Roma Bank	NJ
Chambers Lofts	\$1,100,000	Isles, Inc.	RSI Bank	NJ
Morris Habitat for Humanity	\$120,000	Morris Habitat for Humanity	Lakeland Bank	NJ
The Plaza at Springfield Village	\$825,000	Life Management, Inc.	Valley National Bank	NJ
Heritage Village at Duffy Manor	\$1,170,000	Emanuel Community Development Corp., Inc.	Sun National Bank	NJ
Jack & Margaret Myers Senior Residence	\$600,000	Myers Senior Residence, Inc	RSI Bank	NJ
Rosetta Commons	\$510,000	Episcopal Community Development	The Bank of Princeton	NJ
Kinship Housing Project	\$480,000	Episcopal Community Development	The Bank of Princeton	NJ
City of Vineland Residential Rehab Program	\$275,000	City of Vineland	Capital Bank of New Jersey	NJ
Chestnut Street	\$95,000	Community Access Institute	The Provident Bank	NJ
219 Cristiani	\$29,750	Community Access Institute	The Provident Bank	NJ
ACRM Transitional Housing	\$1,550,000	Atlantic City Rescue Mission	Cape Bank	NJ
Cherry Hill Senior Housing	\$876,000	Diocesan Housing Services Corp.	The Bank	NJ
**Gateway Village	\$250,000	Camden County Housing Association	Columbia Bank	NJ

**** Projects approved as alternates**

2010 AHP Round II – Projects Approved Out-of-District

Project name	Subsidy	Sponsor	Member	ST
Von Louhr II	\$235,000	ACHIEVEability	First Niagara Bank, National Association	PA
Aspen Housing	\$200,000	ACHIEVEability	First Niagara Bank, National Association	PA
Tower Deer Run	\$400,000	Catholic Social Services of the Scranton Diocese	Manufacturers and Traders Trust Company	PA
Nitza Tufino Townhomes	\$200,000	Women's Community Revitalization Project	Manufacturers and Traders Trust Company	PA
Delta Community Apartments	\$120,000	Gaudenzia Foundation, Inc.	Manufacturers and Traders Trust Company	PA
**Derstine III	\$550,000	Advanced Living, Inc.	First Niagara Bank, National Association	PA

**** Projects approved as alternates**

**Mortgage
Partnership
Finance[®] Program**

Mortgage Partnership Finance Program

The Mortgage Partnership Finance Program (“MPF”) involves the sharing of risks in a way that capitalizes on the strengths of both the member banks and the FHLBanks. Our 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, assumes the liquidity, interest rate, and prepayment risks, for which the Bank is qualified to manage.

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 originate a product they would be otherwise unwilling to originate for their portfolio.

Currently, a member bank has two choices relative to fixed-rate residential mortgages -- the member may hold those mortgages in portfolio taking on the interest rate, prepayment and funding risks or, in the alternative, the member bank may sell the loans in the secondary market. Small to medium size members have never been allotted the same pricing benefits that larger members have since other agencies offer better pricing based on volume.

MPF is an available alternative for small and medium size members. It allows members to transfer the interest rate risk to the Bank, while at the same time rewarding members for the credit quality of their loans. Rather than charging a member a guarantee fee for taking on the credit risk as Fannie and Freddie do, MPF pays its members for assuming a significant portion of the credit risk. MPF offers the same pricing to all of its members regardless of production instead of offering volume based pricing. In fact, the Bank has limited members who participate in MPF to an annual level of \$100 million to insure the Bank would have adequate capacity for all its members. Coupled with a market pricing that is competitive with both Fannie and Freddie, and our smaller to medium size members are now able to compete in their markets against the larger national banks.



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 61 members participate by selling loans to the HLB through the MPF program. Since its inaugural start in 1999, the Bank's MPF portfolio's credit performance has been outstanding. The program to date has funded \$3.5 billion in residential 1-4 family mortgages and has experienced losses totaling \$296,698 for a loss ratio of 0.0086%.

During 2010, six new members were approved as a Participating Financial Institution in the MPF program. In 2010, the HLB purchased over \$191 million in loans that involved 24 different member banks.

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

Letters of Credit

Letters of Credit that Expand Community Development Initiatives

A letter of credit ("LOC") is a credit instrument, issued by a bank, guaranteeing payment on behalf of its customer to a beneficiary for a stated period of time, and when certain conditions are met. A Home Loan Bank LOC substitutes the issuing bank's credit for the credit of the Home Loan Bank. Home Loan LOCs are AAA-rated by both Moody's Investors Service and Standard & Poor's — the leading providers of independent credit ratings. According to Moody's Investors Service, AAA-rated is judged to be the best quality and carries the smallest degree of investment risk. A Home Loan Bank LOC is collateralized in the same way as an advance. The Bank charges a fee for issuing LOCs and for draws under an LOC.

The Bank's LOC process:



The HLB's Irrevocable Standby LOC provides that the HLB will make payment to the LOC beneficiary in the event of a member's default or failure to perform under a contract or other agreement between parties.

CICA Letters of Credit provide funds to finance lending activities that also qualify for the Bank's Community Lending Programs. When LOCs are used for eligible housing and community purposes they facilitate transactions that promote home financing, housing activity, or financing of commercial and economic development.

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

Typically, other purposes for which members may use LOCs include:

- Provide credit enhancements for collateral subordinated obligations or other mortgage-backed securities
- Provide credit support in the sale of whole mortgage loan portfolios
- Facilitate the beneficiary's drawing of interest payments from a bond issue
- Support tax-exempt municipal bonds

As of December 31, 2010, the Bank had a total of 194 outstanding letters of credit amounting to \$2,024,453, 832 consisting of the following letter of credit types:

<u>Total Outstanding</u>	<u>Letter of Credit Type</u>	<u>Amount Outstanding</u>
7	CICA Letters of Credit	\$47,621,502
7	Stand By Letters of Credit	\$18,939,156
1	Direct Pay Letters of Credit	\$3,492,674
170	Municipal Letters of Credit	\$1,789,460,500
9	Refundable Municipal Letters of Credit	\$164,940,000

Outreach and Technical Assistance

Community Support and Technical Assistance

The Bank continues to provide outreach to member banks and community organizations through meetings, conferences and technical assistance. Some of these activities in 2010 include the following:

Community Investment Newsletter

Periodically, the Bank distributes the CI News, a newsletter of the Community Investment activities 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 exemplary housing and community development 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.

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 Bank’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.



Community Support Regulations

The Community Support Regulations mandated by the 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 Agency. 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 Bank acts as a liaison between our member institutions and the Federal Housing Finance Agency and provides technical assistance to help our member banks remain in compliance.

**2010 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>Bernell Grier Chief Executive Officer Neighborhood Housing Services of NYC New York, NY</p>	<p>Charles T. Kalthoff Executive Director ACCORD Corporation Belmont, New York</p>
<p>Jonathan Hoffman Vice President Housing Development Volunteers of America/ Delaware Valley Collingswood, NJ</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>Brian Keenan President Real Estate Advisory & Development Services, Inc. Metuchen, NJ</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>

2010 Affordable Housing Advisory Council

Charles T. Kalthoff, Chair

Mr. Kalthoff is the Executive Director of Allegany County Community Opportunities and Rural Development (ACCORD Corp). ACCORD is the Community Action Agency for Allegany County New York offering a diversity of human service programs for families, youth and early childhood programs. ACCORD is a Rural Preservation Program delivering housing and community development services within the Genesee Valley region. Mr. Kalthoff has a BS degree from SUNY Oneonta and degrees from Pratt Institute Community Economic Development Internship and Southern New Hampshire University's Credit Union Administration Institute. He has worked in non-profit organizations since 1974 and been with ACCORD since 1983.



Peter J. Elkowitz, Jr., Vice Chair

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.



Nancy Berkowitz

Ms. Berkowitz has worked as the Executive Administrator and consultant for NYS Rural Advocates since 1993. Prior to that, she served for eight years as the founding director of a community based non-profit housing development corporation. Ms. Berkowitz currently serves as a housing and community development consultant and also provides environmental consultant services. Her formal educational background is in the physical sciences with a master's degree in library and information science. She has worked in housing development and planning for over 20 years.



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 a member of the Board of Trustees for the Supportive Housing Association of New Jersey, former Co-Chair of the Housing Alliance of Morris County, and member of the Housing and Community Development Network of New Jersey.



Bernell K. Grier

Ms. Grier was appointed CEO of Neighborhood Housing Services of New York City in April of 2010, after serving as the organization's chief operating officer since 2004. Prior to joining NHS, Ms. Grier's career in banking spanned 30 years, beginning with Chase and Nat West USA. Her last position was as executive vice president and market manager at Bank of America (formerly Fleet Bank) where she lead the former Fleet Community Bank, managing 67 retail branches in the New York and New Jersey area and, managing 67 retail branches in the New York and New Jersey area. She was Senior Vice President and Director of Development for outstanding CRA ratings for the bank and managed the Metro New York, New Jersey and Florida Community Development Unit. For over fifteen years, Ms. Grier was a commercial loan officer and relationship manager providing business loans and other financial products to mid size businesses. Ms. Grier currently serves as an officer of Neighborhood Restore, on the advisory board of the NYU Furman Center for Real Estate and Public Policy, as a committee member of NeighborWorks America's Homeownership Services Committee, and as a new board member of the Coalition for Debtor Education and the Myrtle Avenue Revitalization Project. Ms. Grier in March 2010 completed the Harvard University Kennedy School\NeighborWorks Achieving Excellence Leadership Program and in 2008 was awarded the James Johnson Fellowship. She has received numerous awards for career and community service, including the 2006 Career Achievement Award by the City College of New York Business Alumni Association and the New York Women's Agenda STAR in 2001. She is a graduate of the City University of New York, City College, and a Partnership for NYC David Rockefeller Fellow class of 2000.



Laurence C. Gumina

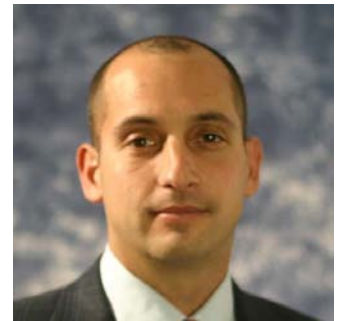
Mr. Gumina serves as Senior Vice President for Princeton Senior Living, LLC., a subsidiary of Springpoint Senior Living, Inc. (SSL), which provides a full range of development and management consulting services to providers in the senior living industry. Mr. Gumina maintains primary responsibility for all development projects within the SSL system. Duties include overseeing planning associated with all SSL 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 Springpoint Senior Living, Inc. in October 2004 as the 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 Springpoint 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 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 Family Health Center, both of which are based in Red Bank, New Jersey.

Jonathan Hoffman

Mr. Hoffman joined Volunteers of American Delaware Valley in 2006 and supervises the development staff of Volunteers of American Delaware Valley's property holding corporation, VOADV Property, Inc. In addition to managing the existing real estate holdings of the corporation, he coordinates with public and private sector partners including the New Jersey Department of Community Affairs, various state finance agencies, the Corporation for Supportive Housing and other lending institutions to finance development



of new facilities and affordable housing. Mr. Hoffman is actively involved with various community development groups including the Housing and Community development Network of New Jersey, the Camden Community Development Association and the Greater Atlantic City Chamber Community Development Corporation. Mr. Hoffman is a graduate of Arizona State University and earned his MBA from Villanova University.

Brian Keenan

As the founder and President of READS, Mr. Keenan is dedicated to community economic development and promoting school choice. Mr. Keenan has a Bachelor's of Arts Degree in Social Work from Molloy College, a Certificate in Community Economic Development from Pratt Institute and a Masters of Business Administration from St. Peter's College. Mr. Keenan has 20 years in real estate development and financing, having worked for NJ Community Capital where he was instrumental in expanding the organization's financial activities, including committing the organization's first Charter School loan and first Social Enterprise equity investment and expanding the organization's financial capital basis.



Additionally, Brian has developed more than 1,500 of affordable housing in the tri-state area. Mr. Keenan serves on the Boards of New Jersey Community Capital, Learning Community Charter School, New Jersey Charter Schools Association and the Affordable Housing Advisory Council of the Federal Home Loan Bank of New York. Mr. Keenan's work has been recognized by NJBiz' Forty under Forty for outstanding business leadership and the Fathers for Our Children Award by Marion P. Thomas Charter School.

Jean Lowe

Ms. Lowe is President of the Greater Rochester Housing Partnership. The Partnership 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

Kevin O'Connor is the executive director of Rural Ulster Preservation Company located in Kingston, New York. As an executive in housing and community development, Mr. O'Connor enjoys over 22 years of experience in the not for profit sector. Today, Mr. O'Connor leads a dynamic organization with a staff of 34 and an annual budget in excess of \$4 million dollars. RUPCO is the leading agency providing a broad array of comprehensive housing & community development services in Ulster County and presently has over \$20M of real estate development in its pipeline. In March 2010, Mr. O'Connor graduated from Harvard University's Achieving Excellence in Community Development, an 18 month executive leadership program presented in association with NeighborWorks America.



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.



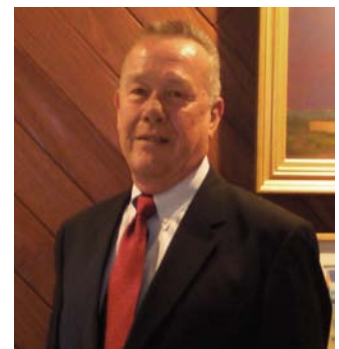
Kerry Quaglia

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.



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.



2010

**Board of Directors'
Housing Committee**

Kevin J. Lynch, Chair

Mr. Lynch has been President and Chief Executive Officer of Bank member Oritani 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 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 the American Bankers Association. 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 Bank in 1993, Mr. Lynch was Vice President and General Counsel of a leasing company and served as a director of Oritani 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.

Anne Evans Estabrook

Ms. Estabrook has been chief executive of Elberon Development Co. in Cranford, New Jersey since 1984. It, together with its affiliated companies, own approximately two million square feet of rental property. Most of the property is industrial with the remainder serving commercial and retail tenants. 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 board of New Brunswick Savings Bank. 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. Since 2005, Ms. Estabrook has served as a Director of New Jersey American Water Company, Inc. Ms. Estabrook is also currently a member and Secretary of the Board of Trustees of Catholic Charities, serves on its

2010 Board of Directors' Housing Committee

Executive Committee and its Audit Committee, and Chairs its Finance Committee and Building and Facilities Committees. She is on the Board of Overseers of the Weill Cornell Medical School, is a Trustee of St. Barnabas Corporation, and is also on the Board of Trustees of Monmouth Medical Center, where she 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 serves on the Council of the New Jersey Performing Arts Center (NJPAC). Ms. Estabrook was serving on the Board as an Appointed Director and a public interest director designated by the Federal Housing Finance Board at the time of the adoption of HERA in mid-2008. Finance Agency rules provide that Appointed Directors are deemed to be Independent Directors while they serve out the remainder of their terms, and any persons who were designated as public interest directors prior to HERA may retain that status until their term expires.

Reverend Edwin C. Reed

Rev. Reed is the founder and CEO of GGT Development LLC, a company which started in May of 2009. The strategic plan of the corporation focuses on the successful implementation of housing and community development projects, including affordable housing projects, schools, and multi-purpose facilities. He has been involved in development projects totaling more than \$125 million. He formerly served as Chief Executive Officer of the Greater Allen Development Corporation from July 2007 through March 2009. The Greater Allen Development Corporation and its related development entities rehabilitated communities through its involvement in affordable housing projects, mixed use commercial/residential projects, and other development opportunities. Rev. Reed previously was the Chief Financial Officer of Greater Allen AME Cathedral, located in Jamaica, Queens, New York, from 1996 to July 2007. From 1986 to 1995, Rev. Reed served as the campaign manager and Chief of Staff for Congressman Floyd H. Flake. Prior to becoming involved in public policy, Rev. 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. Rev. Reed gained his initial financial experience as a banker at First Tennessee Bank in Memphis, Tennessee. Rev. 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: Chairman of Audit Committee, Board of Trustees, Hofstra University; Chairman, Jamaica Business Resource Center; Secretary/Treasurer, Outreach Project; Board Member, JP Morgan Chase Bank National Community Advisory Board; and Board Member, Wheelchair Charities; and Director and Treasurer, New Directions Local Development Corp. Rev. Reed's experience in representing community interests in housing, as indicated by his background described above, support his qualifications to serve on the Bank's Board of Directors as a public interest director and Independent Director.

Reverend DeForest B. Soaries, Jr.

Dr. Soaries has been the Senior Pastor of the First Baptist Church of Lincoln Gardens in Somerset, New Jersey since November 1990. A pioneer of faith-based community development, Dr. 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 Dr. Soaries' ministry include recruiting 333 families to become foster parents to 531 children; helping 216 children find adoptive parents; constructing 145 new homes for low and moderate income residents to own; redeveloping 150,000 square feet of commercial real estate; operating a "green jobs" training program; serving hundreds of youth in an after school center and homework club; forming a youth entrepreneurship program; organizing a community development credit union; implementing a strategy to help 1,000 families become debt-free; and creating a program designed to help homeowners recover homes lost through foreclosure. From January 12, 1999 to January 15, 2002, Dr. 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 served on the Board Housing Committee until his passing in June 2010.

