



LARGE BANK

Comptroller of the Currency
Administrator of National Banks

Washington, DC 20219

PUBLIC DISCLOSURE

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COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION

Maspeth Federal Savings & Loan Association
Charter Number: 705138

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Maspeth, NY 11378-1855

Office of the Comptroller of the Currency

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NOTE: This document is an evaluation of this institution's record of meeting the credit needs of its entire community, including low- and moderate-income neighborhoods, consistent with safe and sound operation of the institution. This evaluation is not, and should not be construed as, an assessment of the financial condition of this institution. The rating assigned to this institution does not represent an analysis, conclusion, or opinion of the federal financial supervisory agency concerning the safety and soundness of this financial institution.

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Overall CRA Rating

Institution’s CRA Rating: This institution is rated **Satisfactory**.

The following table indicates the performance level of **Maspeth Federal Savings and Loan Association** with respect to the Lending, Investment, and Service Tests:

Performance Levels	(Name of Depository Institution) Performance Tests		
	Lending Test*	Investment Test	Service Test
Outstanding			
High Satisfactory			
Low Satisfactory	X	X	X
Needs to Improve			
Substantial Noncompliance			

* The lending test is weighted more heavily than the investment and service tests when arriving at an overall rating.

The major factors that support this rating include:

- Maspeth FS & LA’s geographic distribution of lending reflects good penetration throughout the assessment area (“AA”).
- The borrower distribution reflects adequate penetration among retail customers of different income levels.
- An adequate percentage of loans are made in the institution’s AAs.
- There were no community development loans made during the review period.
- Lending levels reflect a good responsiveness to both AA’s credit needs.
- There are no innovative and/or flexible lending practices used to serve the AA’s credit needs.
- The investment test evidenced an overall adequate ability to meet the community development needs through donations and grant contributions in the AA.
- The institution’s branches and delivery systems provide reasonable accessibility for low- and moderate-income (“LMI”) individuals in the AA.

Definitions and Common Abbreviations

The following terms and abbreviations are used throughout this performance evaluation, including the CRA tables. The definitions are intended to provide the reader with a general understanding of the terms, not a strict legal definition.

Affiliate: Any company that controls, is controlled by, or is under common control with another company. A company is under common control with another company if the same company directly or indirectly controls both companies. A bank subsidiary is controlled by the bank and is, therefore, an affiliate.

Aggregate Lending: The number of loans originated and purchased by all reporting lenders in specified income categories as a percentage of the aggregate number of loans originated and purchased by all reporting lenders in the MA/assessment area.

Census Tract (CT): A small subdivision of metropolitan and other densely populated counties. Census tract boundaries do not cross county lines; however, they may cross the boundaries of metropolitan areas. Census tracts usually have between 2,500 and 8,000 persons, and their physical size varies widely depending upon population density. Census tracts are designed to be homogeneous with respect to population characteristics, economic status, and living conditions to allow for statistical comparisons.

Community Development: Affordable housing (including multifamily rental housing) for low- or moderate-income individuals; community services targeted to low- or moderate-income individuals; activities that promote economic development by financing businesses or farms that meet the size eligibility standards of the Small Business Administration's Development Company or Small Business Investment Company programs (13 CFR 121.301) or have gross annual revenues of \$1 million or less; or, activities that revitalize or stabilize low- or moderate-income geographies.

Effective September 1, 2005, the Board of Governors of the Federal Reserve System, Office of the Comptroller of the Currency, and the Federal Deposit Insurance Corporation have adopted the following additional language as part of the revitalize or stabilize definition of community development. Activities that revitalize or stabilize-

- (i) Low-or moderate-income geographies;
- (ii) Designated disaster areas; or
- (iii) Distressed or underserved nonmetropolitan middle-income geographies designated by the Board, Federal Deposit Insurance Corporation, and Office of the Comptroller of the Currency, based on-
 - a. Rates of poverty, unemployment, and population loss; or
 - b. Population size, density, and dispersion. Activities that revitalize and stabilize geographies designated based on population size, density, and dispersion if they help to meet essential community needs, including needs of low- and moderate-income individuals.

Community Reinvestment Act (CRA): the statute that requires the OCC to evaluate a bank's record of meeting the credit needs of its local community, consistent with the safe and sound operation of the bank, and to take this record into account when evaluating certain corporate applications filed by the bank.

Consumer Loan(s): A loan(s) to one or more individuals for household, family, or other personal expenditures. A consumer loan does not include a home mortgage, small business, or small farm loan. This definition includes the following categories: motor vehicle loans, credit card loans, home equity loans, other secured consumer loans, and other unsecured consumer loans.

Family: Includes a householder and one or more other persons living in the same household who are related to the householder by birth, marriage, or adoption. The number of family households always equals the number of families; however, a family household may also include non-relatives living with the family. Families are classified by type as either a married-couple family or other family, which is further classified into 'male householder' (a family with a male householder' and no wife present) or 'female householder' (a family with a female householder and no husband present).

Full Review: Performance under the Lending, Investment, and Service Tests is analyzed considering performance context, quantitative factors (e.g., geographic distribution, borrower distribution, and total number and dollar amount of investments), and qualitative factors (e.g., innovativeness, complexity, and responsiveness).

Geography: A census tract delineated by the United States Bureau of the Census in the most recent decennial census.

Home Mortgage Disclosure Act (HMDA): The statute that requires certain mortgage lenders that do business or have banking offices in a metropolitan statistical area to file annual summary reports of their mortgage lending activity. The reports include such data as the race, gender, and the income of applications, the amount of loan requested, and the disposition of the application (e.g., approved, denied, and withdrawn). Beginning in 2004, the reports also include additional data on loan pricing, the lien status of the collateral, any requests for preapproval and loans for manufactured housing.

Home Mortgage Loans: Such loans include home purchase, home improvement and refinancings, as defined in the HMDA regulation. These include loans for multifamily (five or more families) dwellings, manufactured housing and one-to-four family dwellings other than manufactured housing.

Household: Includes all persons occupying a housing unit. Persons not living in households are classified as living in group quarters. In 100 percent tabulations, the count of households always equals the count of occupied housing units.

Limited Review: Performance under the Lending, Investment, and Service Tests is analyzed using only quantitative factors (e.g., geographic distribution, borrower distribution, total number and dollar amount of investments, and branch distribution).

Low-Income: Individual income that is less than 50 percent of the area median income, or a median family income that is less than 50 percent, in the case of a geography.

Market Share: The number of loans originated and purchased by the institution as a percentage of the aggregate number of loans originated and purchased by all reporting lenders in the MA/assessment area.

Median Family Income (MFI): The median income determined by the U.S. Census Bureau every ten years and used to determine the income level category of geographies. Also, the median income determined by the Department of Housing and Urban Development annually that is used to determine the income level category of individuals. For any given area, the median is the point at which half of the families have income above it and half below it.

Metropolitan Area (MA): Any metropolitan statistical area or metropolitan division, as defined by the Office of Management and Budget and any other area designated as such by the appropriate federal financial supervisory agency.

Metropolitan Division: As defined by Office of Management and Budget, a county or group of counties within a Metropolitan Statistical Area that contains a population of at least 2.5 million. A Metropolitan Division consists of one or more counties that represent an employment center or centers, plus adjacent counties associated with the main county or counties through commuting ties.

Metropolitan Statistical Area: An area, defined by the Office of Management and Budget, as having at least one urbanized area that has a population of at least 50,000. The Metropolitan Statistical Area comprises the central county or counties, plus adjacent outlying counties having a high degree of social and economic integration with the central county as measured through commuting.

Middle-Income: Individual income that is at least 80 percent and less than 120 percent of the area median income, or a median family income that is at least 80 percent and less than 120 percent, in the case of a geography

Moderate-Income: Individual income that is at least 50 percent and less than 80 percent of the area median income, or a median family income that is at least 50 percent and less than 80 percent, in the case of a geography.

Multifamily: Refers to a residential structure that contains five or more units.

Other Products: Includes any unreported optional category of loans for which the institution collects and maintains data for consideration during a CRA examination. Examples of such activity include consumer loans and other loan data an institution may provide concerning its lending performance.

Owner-Occupied Units: Includes units occupied by the owner or co-owner, even if the unit has not been fully paid for or is mortgaged.

Qualified Investment: A qualified investment is defined as any lawful investment, deposit, membership share, or grant that has as its primary purpose community development.

Rated Area: A rated area is a state or multi-state metropolitan area. For an institution with domestic branches in only one state, the institution's CRA rating would be the state rating. If an institution maintains domestic branches in more than one state, the institution will receive a rating for each state in which those branches are located. If an institution maintains domestic branches in two or more states within a multi-state metropolitan area, the institution will receive a rating for the multi-state metropolitan area.

Small Loan(s) to Business(es): A loan included in 'loans to small businesses' as defined in the Consolidated Report of Condition and Income (Call Report) and the Thrift Financial Reporting (TFR) instructions. These loans have original amounts of \$1 million or less and typically are either secured by nonfarm or nonresidential real estate or are classified as commercial and industrial loans.

Small Loan(s) to Farm(s): A loan included in 'loans to small farms' as defined in the instructions for preparation of the Consolidated Report of Condition and Income (Call Report). These loans have original amounts of \$500,000 or less and are either secured by farmland, or are classified as loans to finance agricultural production and other loans to farmers.

Tier One Capital: The total of common shareholders' equity, perpetual preferred shareholders' equity with non-cumulative dividends, retained earnings and minority interests in the equity accounts of consolidated subsidiaries.

Upper-Income: Individual income that is at least 120 percent of the area median income, or a median family income that is at least 120 percent, in the case of a geography.

Description of Institution

Maspeth Federal Savings & Loan Association (subsequently referred to as "Maspeth FS&LA" or "Maspeth") is a \$1.7 billion federally chartered savings and loan association. The association is an intrastate community and service oriented financial institution in Queens County, New York and adjacent areas. Maspeth provides banking services through one loan processing center in Queens County and six branch offices. Five branches are in Queens County, including the Main Office and one branch is in the adjacent Nassau County, New York. The association operates as a traditional savings and loan association that provides retail banking services, real estate financing, and consumer & commercial banking products.

As of June 30, 2012 Maspeth reported \$1.53 billion in total loans, representing 88.4 percent of total assets. Most of the loan portfolio is comprised of loans secured by real estate, with 72 percent of total loans (or \$1.1 billion) secured by 1 to 4 family residential properties and nearly 15 percent (or \$223 million) secured by non-farm, non-residential properties. See Table 1 for details on the loan portfolio composition by dollar amount.

Loan Category	Amount (\$000's)	Percent of Total Loans	Percent of Total Assets
Secured 1-4 family residences	\$1,094,812	71.81%	62.58%
Non-farm, non-residential	222,832	14.62%	12.74%
Construction & Land development	54,017	3.54%	3.09%
Commercial & Industrial & Agricultural	0	0.00%	0.00%
Other consumer	235	0.02%	0.01%
Other & Multi-family	152,621	10.01%	8.72%
Total	\$1,524,517	100.00%	87.14%

To a greater extent, the association's success in the marketplace is attributable to management's philosophy of personalized banking and customer service, which has supported its profitability and success. The Board of Directors, management, and staff are greatly involved in the community, which has contributed to enhancing their customer loyalty and relationships. Maspeth and employees sponsor, attend, and/or run various community-oriented programs and events to maintain high visibility in the community. The events include home improvement fairs, art shows, car shows, free summer concerts, and the local Memorial Day parade in Queens. Moreover, the association sponsors the Maspeth Town Hall Learnfest and the Polonians Organized to Minister to Our Community (P.O.M.O.C.). Members of the Board of Directors are active in local organizations including the: Queensboro Elks Lodge, Maspeth Kiwanis Club, United Veterans and Fraternal Organizations, American Legion, and the Community Planning Board which all contribute to the local lending area.

Geographically, the association's market area has a high density of larger financial institutions with greater resources, name recognition, and market presence. As a result, Maspeth faces increasing competition in making loans and attracting deposits. Historically, the institution's direct competition for deposits has been derived from other savings and loans, savings banks, and commercial banks and credit unions. Maspeth also has increased competition for deposits from products offered by brokerage firms and other financial intermediaries. However, despite the competition, Maspeth has been successful in maintaining its deposit base. Total deposits were stable at \$1.2 billion as of June 30, 2012 and remained unchanged from the prior year. The majority of deposits are generated by the five Queens branches, with more than 90% of the total deposit balance. Management considers its reputation and customer service as its major competitive advantage in attracting and retaining customers in its market area. The Main Office serves its local Queens community and with many employees fluent in the Polish, Italian, and Spanish languages, which serve as Maspeth's main customer base.

Due to competition and being community service oriented, Maspeth offers extended banking hours to provide the convenience for the local community and its customers to address their credit needs. The branch locations in Rego Park, Ridgewood, Forest Hills, New Hyde Park, and Fresh Meadows are open until either 6pm or 7pm one evening a week to accommodate customers. The Main Office drive-up window is open from 8am-8pm Monday through Friday and the Main lobby is open from 9am-7pm. The institution also provides Saturday hours in addition to drive-up window hours for its Main Office and branches. The Saturday hours are from 9am-1pm. In order to accommodate and attract new customers, the institution also expanded its Forest Hills Branch in the winter of 2011 to include a drive-up window and additional parking lot spaces.

Description of the Assessment Areas

The Queens County AA is located in the New York-White Plains-Wayne, NY-NJ Metropolitan Division (MD) #35644. This AA contains 673 census tracts (or “geographies”) based on the 2000 Census and 669 census tracts in the 2010 Census. Table 2(a) illustrates demographic data on the population, families, and housing units based on both the 2000 and 2010 Census.

Demographic Data	2000 Census	2010 Census
Census Tracts	673	669
Population	2,229,379	2,230,722
Total Families	542,804	527,510
1-4 Family Units	495,075	508,456
Multi-family Units	322,175	323,901
% Owner-Occupied Units	40.98%	42.30%
% Rental-Occupied Units	54.79%	50.72%
% Vacant Housing Units	4.23%	6.97%
Weighted Average Median Housing	\$199,093	\$ 465,315

The Nassau County AA is located in the Nassau-Suffolk, NY MD #35004. This AA contains 80 geographies. Table 2(b) illustrates demographic data on the population, families, and housing units based on both the 2000 and 2010 Census.

Demographic Data	2000 Census	2010 Census
Census Tracts	80	80
Population	378,132	375,856
Total Families	98,128	95,877
1-4 Family Units	112,417	113,957
Multi-family Units	17,669	18,882
% Owner-Occupied Units	75.73%	74.80%
% Rental-Occupied Units	21.86%	19.60%
% Vacant Housing Units	2.41%	5.60%
Weighted Average Median Housing	\$ 336,431	\$ 607,386

Tables 3(a) and 3(b) provide information on the Queens AA and Nassau AA’s respective geographic distribution based on population, housing units, and LMI families. It also provides data on family distribution as it relates to income level. Both tables contain data from the 2000 Census and 2010 Census. The Queens AA in Table 3(a) shows nearly 30 percent of the population are located in LMI census tract for both Census dates. Approximately 20 percent of housing units are located in LMI geographies and about 80 percent of LMI families are located in moderate and middle-income geographies. About 40 percent of families fall into the low- and moderate-income level categories.

Demographic Characteristics	U.S. Census	Total #	Low (% of #)	Moderate (% of #)	Middle(% of #)	Upper (% of #)	NA * (% of #)
Population by Geography	2000	2,229,379	1.43%	27.64%	48.11%	22.76%	0.06%
	2010	2,230,722	2.88%	25.68%	46.71%	24.70%	0.04%
Distribution of Housing Units by Geography	2000	817,250	1.45%	25.36%	48.92%	24.26%	0.01%
	2010	832,357	2.86%	23.05%	47.76%	26.33%	0.00%
Distribution of LMI Families by Geography	2000	218,360	2.65%	36.25%	46.73%	14.37%	0.00%
	2010	214,908	4.99%	34.17%	45.29%	15.54%	0.00%
Family Distribution by Income Level	2000	542,804	22.77%	17.46%	19.93%	39.84%	0.00%
	2010	527,510	23.05%	17.69%	19.61%	39.65%	0.00%

* NA category consists of geographies that have not been assigned an income classification
 Source: 2000 and 2010 U.S. Census

Alternatively, as shown in Table 3(b) the Nassau AA demonstrates that at 89 percent, most of the population is located in middle- and upper-income geographies. Ten percent of housing units are located in LMI geographies and nearly 85 percent of LMI families are located in middle- and upper-income geographies. Approximately 33 percent of families fall into the LMI income level categories.

Demographic Characteristics	U.S. Census	Total #	Low (% of #)	Moderate (% of #)	Middle (% of #)	Upper (% of #)	NA (% of #)
Population by Geography	2000	378,132	2.64%	8.22%	56.11%	33.03%	0.00%
	2010	375,856	3.82%	11.78%	50.12%	34.28%	0.00%
Distribution of Housing Units by Geography	2000	130,086	2.13%	6.88%	57.89%	33.10%	0.00%
	2010	132,839	4.00%	12.05%	49.68%	34.27%	0.00%
Distribution of LMI Families by Geography	2000	31,899	4.67%	12.20%	63.16%	19.96%	0.00%
	2010	34,029	7.12%	17.06%	54.52%	21.31%	0.00%
Family Distribution by Income Level	2000	98,128	16.50%	16.01%	20.94%	46.55%	0.00%
	2010	95,877	19.18%	16.32%	20.84%	43.67%	0.00%

According to 2000 Census data, 14.1 percent of the households (or 110,462) in the Queens AA reported income below the poverty level. This declined to 12.8 percent, or 99,019 households based on the 2010 Census. In the Nassau AA, 5.7 percent of households (or 7,227) in the 2000 Census reported income below the poverty level versus 5.45 percent, or 6,839 in 2010. The Department of Housing and Urban Development (HUD) annually adjusted the 2000 census data to update the income levels. The adjusted figures are used in the Lending to Borrowers of Different Incomes section of this Performance Evaluation. Table 4(a) indicates median family income ranges of each income category based on the 2012 HUD adjustment.

Income Category (% of MD Median)	NY-White Plains MD		Nassau-Suffolk MD	
	From	To	From	To
Low (< 50%)	\$ 1	\$ 34,150	\$ 1	\$ 53,750
Moderate (50% - 79%)	\$ 34,151	\$ 53,957	\$ 53,751	\$ 84,925
Middle (80% - 119%)	\$ 53,958	\$ 81,277	\$ 84,926	\$ 127,925
Upper (>= 120%)	\$ 81,278	+	\$ 127,926	+

Year	Queens AA	Nassau AA
2010	\$62,300	\$103,600
2011	\$67,400	\$106,100
2012	\$68,300	\$107,500

Refer to Appendix B for the market profiles for Queens and Nassau County Assessment Areas

Scope of the Evaluation

Evaluation Period/Products Evaluated

The examination included a review of HMDA reportable residential mortgage loans for the 30-month review period of January 1, 2010 through June 30, 2012. The HMDA-reportable loans consisted of one-to-four family, refinance, multifamily and home improvement loans. Demographic information for Queens and Suffolk counties are derived from the 2012 U.S. Department of Housing and Urban Development Data. Peer mortgage data used in the market comparison is based on 2011 data, which is the most current data available. Community development loans, investments, and services were also included in this examination. The time-period used for this evaluation is April 13, 2009 through August 30, 2012.

The bank's performance was evaluated using existing OTS guidance for Large Retail Savings Associations (program procedures dated April 2011). Future examinations will be based on OCC CRA Large Bank Examination procedures.

The HMDA data through December 31, 2011 will be evaluated against the 2000 U.S. Census and the HMDA data from January 1, 2012 through June 30, 2012 against the 2010 U.S. Census.

Data Integrity

The data used in this analysis was obtained from the Home Mortgage Disclosure Act-Loan Application Registers (HMDA-LARs) for the evaluation period. During the December 2011 OCC data-integrity examination the examiners verified the accuracy of the HMDA- LARs by testing the 2009 through 2011 filings.

Reported HMDA loan data was found to be unreliable for 2009, but accurate and reliable for 2010 and 2011. As a result, the CRA evaluation was based on accurate and reliable HMDA-LAR data from the full calendar years of 2010 and 2011 as well as year-to-date June 30, 2012.

Selection of Areas for Full-Scope Review

Maspeth designates all of Queens County, New York and the northwest portion of Nassau County, New York as its assessment area (AA). Queens County is located in the New York-White Plains-Wayne, NY-NJ Metropolitan Division (MD) #35644 and Nassau County is in the Nassau-Suffolk, NY MD #35004. Although these are contiguous MDs located in the New York-Northern New Jersey-Long Island, NY-NJ-PA Metropolitan Statistical Area (MSA) #35620, the distinct differences in the demographics of the two counties require that each be reviewed separately. As a result, both the Queens and Nassau AAs were selected for full-scope review.

Ratings

The bank's overall rating is based primarily on those areas that received full-scope reviews. The activities in Queens County and the Nassau County AAs were reviewed, with greater weight placed on the results from the Queens County AA as the majority of the total deposits are generated at the Queens bank branches. Additionally, five of the six branches and the loan-processing center are also located in the Queens AA.

Other

Based upon the 2012 OCC community contact for Queens, NY, the community development opportunities consist of working with the Neighborhood Housing Services (NHS) with the Storeworks program and first-time homebuyer loans. Storeworks properties are mixed-use buildings and NHS has developed properties throughout Queens. The community development credit needs are affordable housing assistance, foreclosure prevention, pre- and post-purchase counseling, financial literacy training, and funding for non-profits.

Our evaluation is based on legal AAs that incorporate reasonable geographies in relation to Maspeth's branch locations.

Fair Lending or Other Illegal Credit Practices Review

We found no evidence of discriminatory or other illegal credit practices inconsistent with helping to meet credit needs. No violations of the substantive provisions of the antidiscrimination laws and regulations were identified during the examination

Conclusions with Respect to Performance Tests

LENDING TEST

Under the lending test, the areas reviewed consisted of the institution's lending activity within its assessment area, the geographic distribution of loans, the borrower's profile and evidence that loans were made to all income groups. Additional areas reviewed included the institution's responsiveness to the credit needs of highly economically disadvantaged geographies and individuals, community development lending activities, and the use of innovative and flexible loan products to serve the assessment area credit needs

Conclusions for Areas Receiving Full-Scope Reviews

The bank's performance under the lending test is rated "low satisfactory". Based on full-scope reviews, the bank's performance in the New York Metropolitan Area is adequate.

Lending Activity

Refer to Table 1 Lending Volume contained in Appendix C for the facts and data used to evaluate Maspeth's lending activity. For the review period evaluated, Maspeth originated 1,291 loans for \$466.4 million. The institution's lending activity reflects a good response to the credit needs in both assessment areas.

Maspeth faces substantial competition for loans in its assessment areas due to the high density of financial institutions in the New York metropolitan area. Note that only 2011 aggregate HMDA peer lender figures were available at the time of this review. As a result, no lending performance comparisons are made to 2012 performance in relation to peer. In 2011, 259 lenders originated over 22.5 thousand HMDA-reportable loans totaling \$7.2 billion within the Queens AA. Two hundred and fifteen lenders originated over 7.3 thousand HMDA-reportable loans totaling \$2.8 billion within the Nassau AA.

Queens AA

Maspeth's lending activity reflects an excellent response to the Queens AA's credit needs. The bank ranks 18th among 221 institutions in home purchase lending based on 2011 Peer Mortgage Data. The bank holds 1.1 percent, or \$42.2 million, of the market share. A total of \$3.9 billion in home purchase loans were originated or purchased in 2011 in the AA. Competition in home purchase lending is high with the top two lenders holding more than 30 percent of the market share. These two lenders are multi-national diversified financial institutions.

Maspeth ranks 71st among 78 lenders in home improvement lending based on the Peer Mortgage Data. At \$15 thousand, Maspeth held less than one percent of the Queens AA market share for home improvement lending. A total of \$224 million in home improvement loans were originated or purchased in 2011, again with four large financial institutions holding more than 60 percent of the market share.

Maspeth ranks 15th among 259 lenders in refinance lending based on the Peer Mortgage Data. The bank holds 1.5 percent, or \$46.1 million, of the market share. A total \$3.1 billion in refinance loans were originated or purchased in the Queens AA. The top five lenders who are large, multi-national institutions hold more than 35 percent of this market share.

Nassau AA

Maspeth's lending activity reflects a good response to the Nassau AA's credit needs. The bank ranks 56th among 185 institutions in home purchase lending based on 2011 Peer Mortgage Data. The bank holds less than one percent, or \$3.1 million, of the market share. A total of \$1.3 billion in home purchase loans were originated or purchased in 2011 in the AA. Competition in home purchase lending is high with the top lender holding more than 26 percent of the market share. The bank ranked second holds 8 percent of the market share. These top two lenders are multi-national, diversified financial institutions.

Maspeth was unranked among 52 lenders in home improvement lending based on the Peer Mortgage Data. The bank did not originate or purchase home improvement loans in 2011. A total of \$60.4 million in home improvement loans were originated or purchased in the Nassau AA during 2011, with the top ranking held by a large financial institution at more than 22 percent of the market share.

Maspeth ranks 29th among 215 lenders in refinance lending based on the Peer Mortgage Data. The bank holds 0.5 percent, or \$6.7 million, of the 2011 market share. A total of \$1.5 billion in refinance loans were originated or purchased in the Nassau AA. The top two lenders who are large, multi-national institutions nearly 25 percent of this market share

Distribution of Loans by Income Level of the Geography

Home Mortgage Loans

Refer to Tables 2, 3, 4 and 5 in appendix C for the facts and data used to evaluate the geographic distribution of the bank's home mortgage loan originations and purchases and multifamily mortgage loan originations. Conclusions place greater weight on home purchase and refinance loan types. The level of home improvement and multifamily lending in the AA was minimal, with only eight of the 734 loans (or one percent) in home improvement and 47 loans (6 percent) in multifamily. The analysis for each loan type is completed to reflect the 2000 Census data for the 2010 through 2011 evaluation period and 2010 Census data for the 2012 evaluation period.

Home Purchase

Maspeth's geographic distribution of home purchase loans reflects excellent penetration throughout the AAs. During 2010 and 2011, Maspeth originated 290 loans in the Queens AA. None of the lending was in low-income geographies and less than one-half percent of the AA's owner occupied units were located in those geographies. However, 21.03 percent of its lending was in moderate-income geographies, which compares well against the 12.87 percent of owner occupied units in the moderate income geographies. This also compares well against the level of home purchase lending by all Queens AA financial institutions, which aggregated 0.62 percent for low-income and 15.75 percent for moderate-income geographies.

During 2010 and 2011, Maspeth originated 26 home purchase loans in the Nassau AA. None of the lending was in low-income or moderate geographies and five percent of the AA's owner occupied units were located in LMI geographies. This is adequate when compared against the peer level of home purchase lending by all Nassau AA financial institutions, which aggregated 0.46 percent for low-income geographies and 5.34 percent for moderate-income geographies.

For the six-month period ending June 30, 2012, Maspeth originated 16 home purchase loans in the Queens AA. No loans were in low-income geographies and less than one percent of the owner-occupied units were located here. Alternatively, 37.5 percent of loans were made to moderate-income geographies comparing well to the 13.41 percent of owner occupied units in Queens AA moderate-income geographies. Lending for the 2012 timeframe could not be compared to 2012 HMDA peer data, since this was not yet available at the time of this review.

For the six-month period ending June 30, 2012, Maspeth originated three home purchase loans in the Nassau AA. No loans were in low-income geographies and less than one percent of the owner-occupied units were located here. To their benefit, 33.33 percent of loans were made to moderate-income geographies comparing well to the 8.28 percent of owner occupied units in this AA's moderate-income geographies. Lending for the 2012 timeframe could not be compared to 2012 HMDA peer data, since this was not yet available at the time of this review.

Refinance

Maspeth's geographic distribution of refinance loans reflects good penetration throughout the AAs. During 2010 and 2011, Maspeth originated 281 refinance loans in the Queens AA. None of the lending was in low-income geographies and less than one-half percent of the AA's owner occupied units were located in those geographies. However, 19.93 percent of its lending was in moderate-income geographies, which compares well against the percentage of owner occupied units in those geographies. This also compares well against the level of refinance lending by all Queens AA financial institutions, which aggregated 0.52 percent for low-income and 11.39 percent for moderate-income geographies.

During 2010 and 2011, Maspeth originated 33 refinance loans in the Nassau AA. None of the lending was in low-income or moderate geographies and five percent of the AA's owner occupied units were located in low-income

geographies. This is adequate when compared against the peer level of home purchase lending by all Nassau AA financial institutions, which aggregated 0.15 percent for low-income geographies. Lending in moderate-income geographies was good at 9.09 percent, versus the 4.14 percentage of owner-occupied units in moderate-income geographies and the 2.76 percent level of refinance lending by all Nassau AA institutions in those geographies.

For the six-month period ending June 30, 2012, Maspeth originated 29 refinance loans in the Queens AA. No loans were in low-income geographies. Alternatively, 17.24 percent of loans were made to moderate-income geographies comparing well to the 13.41 percent of owner occupied units in the Queens AA moderate-income geographies. Lending for the 2012 timeframe could not be compared to 2012 HMDA peer data, since this was not yet available at the time of this review.

For the six-month period ending June 30, 2012, Maspeth originated one refinance loan in the Nassau AA. This loan was in a moderate-income geography, which reflects positively against the 8.28 percent of owner occupied units in this AA's moderate-income geographies. Lending for the 2012 timeframe could not be compared to 2012 HMDA peer data, since this was not yet available at the time of this review

Multifamily

Maspeth's geographic distribution of multifamily lending reflects excellent penetration throughout the AAs. During 2010 and 2011, Maspeth originated 40 loans in the Queens AA. None of the lending was in low-income geographies and less than three percent of the AA's multifamily units were located in those geographies. However, 55 percent of its lending was in moderate-income geographies, which exceeds the level of multifamily units of 36 percent in the moderate-income geographies. This also compares well against the level of multifamily lending by all Queens AA financial institutions, which aggregated 0.9 percent for low-income and 44.91 percent for moderate-income geographies.

For the six-month period ending June 30, 2012, Maspeth originated seven multifamily loans in the Queens AA. No loans were in low-income geographies and 5.91 percent of the owner-occupied units were located here. The majority of loans were made to moderate-income geographies at 71.43 percent far exceeding the 29.98 percent of multifamily units in the AAs moderate-income geographies. Lending for the 2012 timeframe could not be compared to 2012 HMDA peer data, since this was not yet available at the time of this review.

No multifamily loans were originated in the Nassau AA for comparison. All multifamily loans originated or purchased by peer financial institutions in 2011 were made to middle- and upper-income geographies.

Lending Gap Analysis

We did not identify any conspicuous gaps in the institution's lending activity and distribution.

Inside/Outside Ratio

The bank level inside/outside ratio was calculated and showed an adequate percentage of the bank's lending was in Maspeth's AAs. Seven hundred and thirty four loans for \$256.5 million were made inside during the evaluation period. The table below shows the inside/outside ratios as a percent of total mortgage loans originated or purchased by the bank.

Concentration of Residential Mortgage Loans Originated In and Outside of Maspeth's AAs						
Loan Type	% Inside		% Outside		Total	
	#	\$	#	\$	#	\$(000's)
Mortgage Loans	56%	55%	44%	45%	1,291	466,408

This AA concentration is stable compared to the prior CRA review period ended April 13, 2009, where 58 percent of the number volume and 55 percent of the dollar volume were inside the AA.

Distribution of Loans by Income Level of the Borrower

Home Mortgage Loans

Refer to Tables 8, 9, and 10 in appendix C for the facts and data used to evaluate the borrower distribution of the bank's home mortgage loan originations and purchases. Income distribution conclusions place greater weight on home purchase and refinance loan types, similar to the geographic distribution analysis in the previous section. The analysis for each loan type is completed to reflect the 2000 Census data for the 2010 through 2011 evaluation period and 2010 Census data for the 2012 evaluation period.

Home Purchase

Maspeth's income distribution of home purchase loans reflects adequate penetration throughout the AAs.

During 2010 and 2011, none of the Queens AA lending was for low-income borrowers and 22.77 percent of the AA's families fall into the low-income category. About 1.5 percent of peer lending in the AA was for low-income borrowers. Four and a half percent of its lending was to moderate-income borrowers, which falls below the 17.46 percent of moderate-income borrowers in the AA. This also falls below the 12.36 level of lending completed by HMDA peers to moderate-income borrowers.

During 2010 and 2011, none of the Nassau AA's lending was for low-income borrowers whereas 16.5 percent of the AA's families fell into the low-income category. About 4.1 percent of peer lending in the AA was originated or purchased to low-income borrowers. Maspeth's level of lending was adequate to moderate-income borrowers at 11.54 percent versus the 16 percent of families designated as moderate-income. This is also below the 20.42 percent level of lending completed by peers to moderate-income borrowers.

For the six-month period ending June 30, 2012, Maspeth did not originate loans to low-income borrowers in the Queens AA. This is well below the 23 percent of low-income families in the AA. Six percent of Maspeth's loans were to moderate-income borrowers, which is lower than the 17.69 percent level of moderate-income families in the AA. Lending for the 2012 timeframe could not be compared to 2012 HMDA peer data, since this was not yet available at the time of this review.

For the six-month period ending June 30, 2012, Maspeth did not originate any loans to LMI borrowers in the Nassau AA. This compares unfavorably to the 19.18 percent and 16.32 percent of low- and moderate-income families respectively. We do note however, that there were only three loans originated or purchased in the AA

during this review period. Lending for the 2012 timeframe could not be compared to 2012 HMDA peer data, since this was not yet available at the time of this review.

Refinance

Maspeth's geographic distribution of refinance loans reflects an adequate penetration throughout the AAs. During 2010 and 2011, 2.91 percent of the Queens AA lending was for low-income borrowers and 22.77 percent of the AA's families fall into the low-income category. This is in line with peer, which aggregated 3.92 percent lending in the AA for low-income borrowers. Additionally, Maspeth originated 4.8 percent of its loans to moderate-income borrowers, which falls below the 17.46 percent of moderate-income borrowers in the AA. This also below the 13.20 percent lending level completed by HMDA peers to moderate-income borrowers.

During 2010 and 2011, 12.12 percent of the Nassau AA's lending was for low-income borrowers whereas 16.5 percent of the AA's families fell into the low-income category. This exceeds the peer lending aggregate of 4.41 percent originated or purchased to the AA's low-income borrowers. Maspeth's did not originate any refinance loans to moderate-income borrowers versus the 16 percent of families designated as moderate-income borrowers. This is also below the 14.74 percent level of lending completed by Nassau AA peers to moderate-income borrowers.

For the six-month period ending June 30, 2012, 6.90 percent of refinance loans originated or purchased were to low-income borrowers in the Queens AA. This is well below the 23 percent of low-income families in the AA. None of Maspeth's loans were to moderate-income borrowers versus 17.69 percent of moderate-income families in the AA. Lending for the 2012 timeframe could not be compared to 2012 HMDA peer data, since this was not yet available at the time of this review.

For the six-month period ending June 30, 2012, Maspeth did not originate any loans to LMI borrowers in the Nassau AA. This compares unfavorably to the 19.8 percent and 16.32 percent of low- and moderate-income families respectively. Note however, that Maspeth only originated one refinance loan in the AA. Lending for the 2012 timeframe could not be compared to 2012 HMDA peer data, since this was not yet available at the time of this review.

Community Development Lending

The institution did not make any community development loans during the CRA review period.

Product Innovation and Flexibility

The institution's performance under the lending test is not enhanced by innovative loan products or more flexible loan programs targeted to low-and-moderate income individuals or geographies. Maspeth FS&LA offers traditional loan products comprised fixed-rate mortgages, refinancing loans, home equity loans, home improvement, and construction, commercial and land acquisition loans.

INVESTMENT TEST

Conclusions for Areas Receiving Full-Scope Reviews

The bank's performance under the investment test is rated "low satisfactory." Based on full-scope reviews, the bank's performance in the New York-White Plains-Wayne, NY-NJ Metropolitan Division MD is adequate and in the Nassau-Suffolk, NY MD is adequate.

The institution has an adequate level of qualified community development investments comprised of donations and grants totaling \$386.8 thousand compared to \$456.4 thousand during the prior CRA evaluation. The institution rarely uses innovative and/or complex investments to support community development initiatives and they are not routinely provided by other private investors. Maspeth exhibits adequate responsiveness to credit and community economic development needs in relation to available opportunities within its assessment area. The majority of the donations and grants were for community development programs that support the assessment

area (AA) and low- and moderate-income (LMI) individuals and families. The various programs included affordable housing; revitalization and stabilization of communities; graffiti removal; community crime awareness and criminal justice youth projects; programs and services for LMI veterans; social services; community programs and senior home care for LMI; educational grants and scholarships for children and youth in LMI; and programs for LMI immigrants and their families that have relocated from their country into the AA.

The top five largest donations and grants were distributed to the following organizations within the assessment area:

- Polonians Organized to Minister to our Community
Polonians Organized to Minister to our Community (POMOC) is a Maspeth-based human services organization that helps thousands of Polish-speaking immigrants who have come to America over recent years and adjust to life and living in New York. The total donations for POMOC organization reached \$144.3 thousand. POMOC assists both long-term residents who unexpectedly find themselves in need as well as low-income families who need counseling services, many of which reside in the institution's assessment area of Queens, NY.
- Greater Ridgewood Restoration Corporation
Greater Ridgewood Restoration Corporation (GRRC) is a non-profit housing consultant established in 1975 to work for the stabilization and improvement of the neighborhoods of Community Board 5 in NY. The investments and donations for GRRC totaled \$62.5 thousand. The neighborhoods include the institution's low or moderate income (LMI) assessment area of Queens and include: Ridgewood, Glendale, Middle Village, and Maspeth. GRRC also lobbies for funds for street tree planting, better enforcement of housing codes, historic designation, and other housing-related issues.
- Maspeth Town Hall
Maspeth Town Hall is a community center that provides free and low-cost educational, recreational, and cultural programs to residents of Maspeth, Middle Village, Glendale, Woodside, Ridgewood, and Elmhurst; all of which are within Maspeth's assessment area. The institution donated a total of \$111.8 thousand during the review period. The majority of the programs run from September through May or June. The activities are targeted to children less than two years of age through senior citizens. The institution's donations throughout the review period demonstrated support of the community development needs serving the LMI community.
- Selfhelp Community Services, Inc.
Selfhelp Community Services, Inc. provides services to enable the elderly and other at risk populations to live in their homes independently and with dignity. Total donations and investments for Selfhelp Community Services reached \$20.2 thousand dollars. The organization has been operating for 75 years to secure independent affordable housing for seniors and serves more than one thousand low- and moderate-income seniors. The six senior centers are located in the institution's assessment area of Queens County in Bayside and Flushing.
- SCO Family of Services
SCO Family of Services is New York's largest child and family services agency that has 60 programs in 102 locations. The organization covers over 60,000 children and families with a variety of needs throughout New York City and Long Island. Donations and investments for the organization totaled \$12.4 thousand during the period. The programs provided include developmental disability services, homeless services, family counseling and community services, early childhood, foster care and adoption, youth services, mental health services, after school programs in select schools, and operate schools for at-risk teens and special needs children that serve LMI students within the assessment area and surrounding geographical locations.

Maspeth made a reasonable level of contributions to organizations that support activities within the combined assessment area, and its responsiveness to credit and community development needs. On balance, the institution's performance in this area is "Low Satisfactory."

SERVICE TEST

Conclusions for Areas Receiving Full-Scope Reviews

Based on the adequate products and services offered, reasonableness of delivery systems and extent of involvement in community development services and organizations in the New York-White Plains-Wayne, NY-NJ Metropolitan Division MD and the Nassau-Suffolk, NY MD, the institution is rated "Low Satisfactory."

Retail Banking Services

Refer to Table 15 in appendix C for the facts and data used to evaluate the distribution of the bank's branch delivery system and branch openings and closings.

Retail services are easily accessible to the public through traditional branch offices, ATMs, telephone services, and the Internet. The institution operates six full service branch offices and a loan center in the assessment area. In Queens County, five offices are located in Maspeth, Forest Hills, Fresh Meadows, Rego Park, and Ridgewood. The loan center is located in Maspeth. One branch is located in the Nassau County town of New Hyde Park. These branch locations all offer Saturday banking hours and varying evening hours. In order to accommodate and attract new customers, the institution also expanded its Forest Hills Branch in winter 2011 to include a drive-up window and additional parking lot spaces.

The branch offices offer full services through teller stations and platform personnel, as well as automated teller machines. The institution offers traditional thrift services including a wide choice of deposit and lending products to its customers. Deposit services include transaction accounts for consumers and business customers. Also included are savings accounts, money market and certificates of deposit, individual retirement accounts, and vacation and holiday clubs. Other teller and banking services include money orders, traveler's checks, ATM and debit cards, and direct deposits.

To effectively respond to the credit needs in its community, the institution offers a variety of residential mortgage and construction loans, and multi-family mortgage loans. Consumer loans offered include home equity loans, home improvement loans, and passbook loans.

Community Development Services

Maspeth has participated in community development services by having officers serve on community service organizations and offering programs of benefit to the community. The institution exhibited a role in providing community development services. Several personnel representing the institution participated in community development organizations. In addition to participating in these activities, most senior bank personnel have served in an officer/director position at an organization.

- The institution has been active with Maspeth Town Hall. This organization provides educational services to children and immigrant adults as well as other social services in the community.

In addition, Maspeth Federal employees participated in "Teach Children to Save Program" visiting classrooms including those located in low-and-moderate income geographies. Employees use their unique set of skills to teach young people about the value of saving and overall financial literacy

Appendix A: Scope of Examination

The following table identifies the time period covered in this evaluation, affiliate activities that were reviewed, and loan products considered. The table also reflects the metropolitan and nonmetropolitan areas that received comprehensive examination review (designated by the term “full-scope”) and those that received a less comprehensive review (designated by the term “limited-scope”).

Time Period Reviewed	Lending Test (excludes CD Loans): January 1, 2010 through June 30, 2012 Investment and Service Tests and CD Loans: April 13, 2009 through August 30, 2012	
Financial Institution	Products Reviewed	
Maspeth FS & LA (Maspeth) Maspeth, NY	Home purchase loans, refinance loans, home improvement loans, and multifamily loans.	
Affiliate(s)	Affiliate Relationship	Products Reviewed
N/A		
List of Assessment Areas and Type of Examination		
Assessment Area	Type of Exam	Other Information
1) Queens County, NY Metropolitan Division (MD) #35644 and 2) northwest portion of Nassau County (MD) #35004	1) and 2) Full-Scope	<p><u>The Queens AA:</u> Based on the 2000 U.S. Census, the AA is comprised of 673 census tracts (“geographies”). The AA’s census tracts are divided into 12 low-income (2 percent), 148 moderate-income (22 percent), 310 middle-income (46 percent), 185 upper-income (27 percent), and 18 are not applicable (N/A) (just under 3 percent) that have not been assigned income classification.</p> <p>Based on the 2010 U.S. Census, the AA is comprised of 669 census tracts. The AA’s census tracts are divided into 16 low-income (2 percent), 134 moderate-income (20 percent), 303 middle-income (45 percent), 190 upper-income (28 percent), and 26 are not applicable (N/A) (just under 4 percent) that have not been assigned income classification.</p> <p><u>The Nassau AA:</u> Based on the 2000 U.S. Census, the AA is comprised of 80 census tracts. The AA’s census tracts are divided into 1 low-income (1 percent), 4 moderate-income (5 percent), 45 middle-income (56 percent), 28 upper-income (35 percent), and 2 are not applicable (N/A) (2.5 percent) that have not been assigned income classification.</p> <p>Based on the 2010 U.S. Census, the AA is comprised of 80 census tracts. The AA’s census tracts are divided into 3 low-income (just under 4 percent), 8 moderate-income (10 percent), 40 middle-income (50 percent), and 29 upper-income (36 percent).</p>

Appendix B: Market Profiles for Full-Scope Areas

Queens County AA MD# 35644 (2000 Census)

Demographic Information for Full Scope Area: Maspeth AA 35644 (Queens)						
Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #	NA* % of #
Geographies (Census Tracts/BNAs)	673	1.78	21.99	46.06	27.49	2.67
Population by Geography	2,229,379	1.43	27.64	48.11	22.76	0.06
Owner-Occupied Housing by Geography	334,894	0.30	12.87	48.41	38.41	0.00
Business by Geography	166,407	1.07	25.87	46.54	25.59	0.94
Farms by Geography	697	1.15	18.36	42.61	37.73	0.14
Family Distribution by Income Level	542,804	22.77	17.46	19.93	39.84	0.00
Distribution of Low and Moderate Income Families throughout AA Geographies	218,360	2.65	36.25	46.73	14.37	0.00
Median Family Income HUD Adjusted Median Family Income for 2011 Households Below Poverty Level		49,461 67,400 14%	Median Housing Value Unemployment Rate (2000 US Census)	199,093 3.59%		

(*) The NA category consists of geographies that have not been assigned an income classification.
Source: 2000 US Census and 2011 HUD updated MFI

Queens County AA MD# 35644 (2010 Census)

Demographic Information for Full Scope Area: Maspeth 35644 AA (Queens)						
Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #	NA* % of #
Geographies (Census Tracts/BNAs)	669	2.39	20.03	45.29	28.40	3.89
Population by Geography	2,230,722	2.88	25.68	46.71	24.70	0.04
Owner-Occupied Housing by Geography	352,110	0.78	13.41	45.78	40.03	0.00
Business by Geography	158,311	3.13	21.38	47.26	27.21	1.02
Farms by Geography	720	0.97	15.28	45.83	37.22	0.69
Family Distribution by Income Level	527,510	23.05	17.69	19.61	39.65	0.00
Distribution of Low and Moderate Income Families throughout AA Geographies	214,908	4.99	34.17	45.29	15.54	0.00
Median Family Income HUD Adjusted Median Family Income for 2012 Households Below Poverty Level		64,171 68,300 13%	Median Housing Value Unemployment Rate (2010 US Census)	465,315 4.44%		

(*) The NA category consists of geographies that have not been assigned an income classification.
Source: 2010 US Census and 2012 HUD updated MFI

Northwest Nassau County AA MD# 35004 (2000 Census)

Demographic Information for Full Scope Area: Maspeth AA 35004 (Nassau)						
Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #	NA* % of #
Geographies (Census Tracts/BNAs)	80	1.25	5.00	56.25	35.00	2.50
Population by Geography	378,132	2.64	8.22	56.11	33.03	0.00
Owner-Occupied Housing by Geography	98,520	0.36	4.14	57.30	38.20	0.00
Business by Geography	54,712	2.06	4.09	56.70	37.15	0.00
Farms by Geography	580	0.86	8.79	64.66	25.69	0.00
Family Distribution by Income Level	98,128	16.50	16.01	20.94	46.55	0.00
Distribution of Low and Moderate Income Families throughout AA Geographies	31,899	4.67	12.20	63.16	19.96	0.00
Median Family Income HUD Adjusted Median Family Income for 2011 Households Below Poverty Level		76,221 106,100 6%	Median Housing Value Unemployment Rate (2000 US Census)		336,431 1.86%	

(*) The NA category consists of geographies that have not been assigned an income classification.

Source: 2000 US Census and 2011 HUD updated MFI

Northwest Nassau County AA MD# 35004 (2010 Census)

Demographic Information for Full Scope Area: Maspeth AA - Nassau MSA 35004						
Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #	NA* % of #
Geographies (Census Tracts/BNAs)	80	3.75	10.00	50.00	36.25	0.00
Population by Geography	375,856	3.82	11.78	50.12	34.28	0.00
Owner-Occupied Housing by Geography	99,362	0.76	8.28	51.38	39.58	0.00
Business by Geography	52,164	2.69	10.85	47.20	39.26	0.00
Farms by Geography	591	1.69	14.72	57.70	25.89	0.00
Family Distribution by Income Level	95,877	19.18	16.32	20.84	43.67	0.00
Distribution of Low and Moderate Income Families throughout AA Geographies	34,029	7.12	17.06	54.52	21.31	0.00
Median Family Income HUD Adjusted Median Family Income for 2012 Households Below Poverty Level		101,543 107,500 5%	Median Housing Value Unemployment Rate (2010 US Census)		607,386 3.20%	

Maspeth FS & LA provides banking services through one loan processing center in Queens County and six branch offices; five branches are in Queens County, including the Main Office and one is in adjacent Nassau County, New York. The association operates as a traditional savings and loan association that provides retail banking services, real estate financing, and consumer & commercial banking products.

Maspeth's two assessment areas (AA) are the Queens County AA and the northwest portion of Nassau County AA. Queens County is located in the New York-White Plains-Wayne, NY-NJ Metropolitan Division (MD) #35644 and Nassau County is in the Nassau-Suffolk, NY MD #35004. These contiguous MDs are located in the New York-Northern New Jersey-Long Island, NY-NJ-PA Metropolitan Statistical Area (MSA) #35620. The significant differences in each MD's demographics does not permit the contiguous counties to be consolidated into a single AA. The Queens assessment area contains 753 census tracts. The assessment area is composed predominantly

of 1-4 family units which make up approximately 64 percent of total housing units in the area. Owner-occupied units are located primarily in middle and upper income geographies and rental units are in middle and moderate income geographies.

Queens is the easternmost of the five boroughs of New York City (NYC), the largest in area and the second largest by population. Queens has the second largest and most diversified economy of all the five boroughs of New York City. Immigration has a strong cultural influence on the Queens economy. Over half of the residents in Queens are foreign-born; which is a larger concentration than any other NYC borough. The western portion of Queens is more urban with several business districts while the remainder of the county shares characteristics with Nassau County, a more suburban area. Residents from both Queens and Nassau Counties commute daily to New York County (Manhattan) for employment purposes. Based upon data from the Bureau of Labor Statistics, unemployment in the assessment areas has trended upward from the previous year as a result of the current weakened economic conditions, weak job market, and rising costs facing the United States. As of July 2012, Queens County unemployment rate was at 9.1 percent compared to 8.3 percent in July 2011. Similarly, Nassau County's unemployment rate increased from 6.9 percent to 7.6 percent year over year.

However, Queens has a growing and vibrant economy that is benefiting from continued public and private sector investments and actions. No single industry overwhelmingly dominates the Queens economy. Two-thirds of all businesses in Queens employ between one and four people, making small businesses an important part of the borough's economic vitality. Major employers in the assessment area include government, public utilities, financial services, shipping and transportation, light manufacturing, wholesale and retail business, major corporations, and smaller private service businesses. Based upon September 2012 updated information provided by the NYC Economic Data Corporation, private employment in the boroughs outside of Manhattan was up 10.8 percent between 2002 and 2011; while Manhattan's private employment was up 5.7 percent over the same period. The sectors that contributed to the increase was employment in the Health Care and Social Assistances which increased by 15 thousand in the boroughs outside of Manhattan between 2009 and 2011; making up one-third of the total private sector jobs added.

There were 239 financial institutions with a total of 27,442 offices in the assessment area as of June 30, 2011. These financial institutions have deposits totaling \$1 trillion, and Maspeth's market share is .12 percent of total deposits in the assessment area. Maspeth's main competition stems locally within its AA and includes Ridgewood Savings Bank, Flushing Savings Bank, Cross County Savings Bank, and Emigrant Savings Bank. These peer banks are relatively comparable in size with the institution and/or offer similar products and services.

There are many community and economic development organizations throughout the assessment area. As part of the CRA assessment, a previously made contact was reviewed to develop a better understanding of the housing needs of the community and how financial institutions are addressing those needs. The contact indicated that community needs include affordable housing, foreclosure prevention, pre- and post-purchase counseling, financial literacy training and funding for non-profit organizations.

Appendix C: Tables of Performance Data

Content of Standardized Tables

References to the “bank” include activities of any affiliates that the bank provided for consideration (refer to appendix A: Scope of the Examination). For purposes of reviewing the lending test tables, the following are applicable: (1) purchased loans are treated as originations/purchases and market share is the number of loans originated and purchased by the bank as a percentage of the aggregate number of reportable loans originated and purchased by all lenders in the MA/assessment area; (2) Partially geocoded loans (loans where no census tract is provided) cannot be broken down by income geographies and, therefore, are only reflected in the Total Loans in Core Tables 2 through 7 and part of Table 13; and (3) Partially geocoded loans are included in the Total Loans and % Bank Loans Column in Core Tables 8 through 12 and part of Table 13. Tables without data are not included in this PE. [Note: Do not renumber the tables.]

The following is a listing and brief description of the tables:

- Table 1. Lending Volume** - Presents the number and dollar amount of reportable loans originated and purchased by the bank over the evaluation period by MA/assessment area. Community development loans to statewide or regional entities or made outside the bank’s assessment area may receive positive CRA consideration. See Interagency Q&As __.12 (i) - 5 and - 6 for guidance on when a bank may receive positive CRA consideration for such loans. Refer to the CRA section of the Compliance Policy intranet page for guidance on table placement.
- Table 1. Other Products** - Presents the number and dollar amount of any unreported category of loans originated and purchased by the bank over the evaluation period by MA/assessment area. Examples include consumer loans or other data that a bank may provide, at its option, concerning its lending performance. This is a two-page table that lists specific categories.
- Table 2. Geographic Distribution of Home Purchase Loans** - Compares the percentage distribution of the number of loans originated and purchased by the bank in low-, moderate-, middle-, and upper-income geographies to the percentage distribution of owner-occupied housing units throughout those geographies. The table also presents market share information based on the most recent aggregate market data available.
- Table 3. Geographic Distribution of Home Improvement Loans** - See Table 2.
- Table 4. Geographic Distribution of Home Mortgage Refinance Loans** - See Table 2.
- Table 5. Geographic Distribution of Multifamily Loans** - Compares the percentage distribution of the number of multifamily loans originated and purchased by the bank in low-, moderate-, middle-, and upper-income geographies to the percentage distribution of multifamily housing units throughout those geographies. The table also presents market share information based on the most recent aggregate market data available.
- Table 6. Geographic Distribution of Small Loans to Businesses** - The percentage distribution of the number of small loans (less than or equal to \$1 million) to businesses originated and purchased by the bank in low-, moderate-, middle-, and upper-income geographies compared to the percentage distribution of businesses (regardless of revenue size) throughout those geographies. The table also presents market share information based on the most recent aggregate market data available. Because small business data are not available for geographic areas smaller than counties, it may be necessary to use geographic areas larger than the bank’s assessment area.
- Table 7. Geographic Distribution of Small Loans to Farms** - The percentage distribution of the number of small loans (less than or equal to \$500,000) to farms originated and purchased by the bank in low-, moderate-, middle-, and upper-income geographies compared to the percentage distribution of farms (regardless of revenue size) throughout those geographies. The table also presents market

share information based on the most recent aggregate market data available. Because small farm data are not available for geographic areas smaller than counties, it may be necessary to use geographic areas larger than the bank's assessment area.

Table 8. Borrower Distribution of Home Purchase Loans - Compares the percentage distribution of the number of loans originated and purchased by the bank to low-, moderate-, middle-, and upper-income borrowers to the percentage distribution of families by income level in each MA/assessment area. The table also presents market share information based on the most recent aggregate market data available.

Table 9. Borrower Distribution of Home Improvement Loans - See Table 8.

Table 10. Borrower Distribution of Refinance Loans - See Table 8.

Table 11. Borrower Distribution of Small Loans to Businesses - Compares the percentage distribution of the number of small loans (less than or equal to \$1 million) originated and purchased by the bank to businesses with revenues of \$1 million or less to the percentage distribution of businesses with revenues of \$1 million or less. In addition, the table presents the percentage distribution of the number of loans originated and purchased by the bank by loan size, regardless of the revenue size of the business. Market share information is presented based on the most recent aggregate market data available.

Table 12. Borrower Distribution of Small Loans to Farms - Compares the percentage distribution of the number of small loans (less than or equal to \$500,000) originated and purchased by the bank to farms with revenues of \$1 million or less to the percentage distribution of farms with revenues of \$1 million or less. In addition, the table presents the percentage distribution of the number of loans originated and purchased by the bank by loan size, regardless of the revenue size of the farm. Market share information is presented based on the most recent aggregate market data available.

Table 13. Geographic and Borrower Distribution of Consumer Loans (OPTIONAL) - For geographic distribution, the table compares the percentage distribution of the number of loans originated and purchased by the bank in low-, moderate-, middle-, and upper-income geographies to the percentage distribution of households within each geography. For borrower distribution, the table compares the percentage distribution of the number of loans originated and purchased by the bank to low-, moderate-, middle-, and upper-income borrowers to the percentage of households by income level in each MA/assessment area.

Table 14. Qualified Investments - Presents the number and dollar amount of qualified investments made by the bank in each MA/AA. The table separately presents investments made during prior evaluation periods that are still outstanding and investments made during the current evaluation period. Prior-period investments are reflected at their book value as of the end of the evaluation period. Current period investments are reflected at their original investment amount even if that amount is greater than the current book value of the investment. The table also presents the number and dollar amount of unfunded qualified investment commitments. In order to be included, an unfunded commitment must be legally binding and tracked and recorded by the bank's financial reporting system.

A bank may receive positive consideration for qualified investments in statewide/regional entities or made outside of the bank's assessment area. See Interagency Q&As __.12 (i) - 5 and - 6 for guidance on when a bank may receive positive CRA consideration for such investments. Refer to the CRA section of the Compliance Policy intranet page for guidance on table placement.

Table 15. Distribution of Branch Delivery System and Branch Openings/Closings - Compares the percentage distribution of the number of the bank's branches in low-, moderate-, middle-, and upper-income geographies to the percentage of the population within each geography in each MA/AA. The table also presents data on branch openings and closings in each MA/AA.

Table 1. Lending Volume

LENDING VOLUME												
Geography: MASPETH 35004 & 35644						Evaluation Period: JANUARY 1, 2010 TO DECEMBER 31, 2011						
Assessment Area (2011):	% of Rated Area Loans (#) in MA/AA [*]	Home Mortgage		Small Loans to Businesses		Small Loans to Farms		Community Development Loans ^{**}		Total Reported Loans		% of Rated Area Deposits in MA/AA ^{***}
		#	\$ (000's)	#	\$ (000's)	#	\$ (000's)	#	\$ (000's)	#	\$(000's)	
Full Review:												
Maspeth AA 35004 (Nassau)	8.71	59	21,855	0	0	0	0	0	0	59	21,855	0.00
Maspeth AA 35644 (Queens)	91.29	618	213,721	0	0	0	0	0	0	618	213,721	100.00

LENDING VOLUME												
Geography MASPETH 35004 & 35644						Evaluation Period: JANUARY 1, 2012 TO JUNE 30, 2012						
Assessment Area (2012):	% of Rated Area Loans (#) in MA/AA [*]	Home Mortgage		Small Loans to Businesses		Small Loans to Farms		Community Development Loans ^{**}		Total Reported Loans		% of Rated Area Deposits in MA/AA ^{***}
		#	\$ (000's)	#	\$ (000's)	#	\$ (000's)	#	\$ (000's)	#	\$(000's)	
Full Review:												
Maspeth AA 35004 (Nassau)	7.02	4	1,620	0	0	0	0	0	0	4	1,620	100.00
Maspeth AA 35644 (Queens)	92.98	53	19,313	0	0	0	0	0	0	53	19,313	0.00

^{*} First Table: Loan Data as of August 05, 2012. Rated area refers to either state or multi-state MA rating area.

^{**} The evaluation period for Community Development Loans is from April 13, 2009 to August 05, 2012.

^{***} Deposit Data as of August 21, 2013. Rated Area refers to either the state, multi-state MA, or institution, as appropriate.

^{*} Second Table: Loan Data as of June 30, 2012. Rated area refers to either state or multi-state MA rating area.

^{**} The evaluation period for Community Development Loans is from January 01, 2000 to December 31, 2000.

^{***} Deposit Data as of June 12, 2012. Rated Area refers to either the state, multi-state MA, or institution, as appropriate.

Table 2a. Geographic Distribution of Home Purchase Loans

Geographic Distribution: HOME PURCHASE														Geography: MASPETH 35004 & 35644				Evaluation Period JANUARY 1, 2010 TO DECEMBER 31, 2011			
Assessment Area:	Total Home Purchase Loans		Low-Income Geographies		Moderate-Income Geographies		Middle-Income Geographies		Upper-Income Geographies		Aggregate HMDA Lending (%) by Tract Income ¹										
	#	% of Total ²	% Owner Occ Units ³	% BANK Loans ⁴	% Owner Occ Units ³	% BANK Loans	% Owner Occ Units ³	% BANK Loans	% Owner Occ Units ³	% BANK Loans	Low	Mod	Mid	Upp							
Full Review:																					
Maspeth AA 35004 (Nassau)	26	8.23	0.36	0.00	4.14	0.00	57.30	57.69	38.20	42.31	0.46	5.34	53.83	40.37							
Maspeth AA 35644 (Queens)	290	91.77	0.30	0.00	12.87	21.03	48.41	41.03	38.41	37.93	0.62	15.75	50.23	33.41							

Geographic Distribution: HOME PURCHASE														Geography: MASPETH 35004 & 35644				Evaluation Period: JANUARY 1, 2012 TO JUNE 30, 2012			
Assessment Area:	Total Home Purchase Loans		Low-Income Geographies		Moderate-Income Geographies		Middle-Income Geographies		Upper-Income Geographies		Aggregate HMDA Lending (%) by Tract Income ¹										
	#	% of Total ²	% Owner Occ Units ³	% BANK Loans ⁴	% Owner Occ Units ³	% BANK Loans	% Owner Occ Units ³	% BANK Loans	% Owner Occ Units ³	% BANK Loans	Low	Mod	Mid	Upp							
Full Review:																					
Maspeth AA 35004 (Nassau)	3	15.79	0.76	0.00	8.28	33.33	51.38	33.33	39.58	33.33	0.00	0.00	0.00	0.00							
Maspeth AA 35644 (Queens)	16	84.21	0.78	0.00	13.41	37.50	45.78	31.25	40.03	31.25	0.00	0.00	0.00	0.00							

¹ First Table¹ Based on 2011 Peer Mortgage Data (USPR)

² Home purchase loans originated and purchased in the MA/AA as a percentage of all home purchase loans originated and purchased in the rated area.

³ Percentage of Owner Occupied Units is the number of owner occupied units in a particular geography divided by the number of owner occupied housing units in the area based on 2000 Census information.

⁴ Data shown includes only One to Four-family and manufactured housing. (Property type of 1 or 2)

⁵ Refer to the 2011 Peer Mortgage Data in the previous table. 2012 Peer Mortgage Data not available at the time of this revision

⁶ Second Table¹ No 2012 Peer Mortgage Data Available at the time of the review

⁷ Home purchase loans originated and purchased in the MA/AA as a percentage of all home purchase loans originated and purchased in the rated area.

⁸ Percentage of Owner Occupied Units is the number of owner occupied units in a particular geography divided by the number of owner occupied housing units in the area based on 2010 Census information.

⁹ Data shown includes only One to Four-family and manufactured housing. (Property type of 1 or 2)

Table 3a. Geographic Distribution of Home Improvement Loans

Geographic Distribution: HOME IMPROVEMENT		Geography: MASPETH 35004 & 35644				Evaluation Period: JANUARY 1, 2010 TO DECEMBER 31, 2011				Aggregate HMDA Lending (%) by Tract Income*				
Assessment Area:	Total Home Improvement Loans		Low-Income Geographies		Moderate-Income Geographies		Middle-Income Geographies		Upper-Income Geographies		Low	Mod	Mid	Upp
	#	% of Total**	% Owner Occ Units***	% BANK Loans****	% Owner Occ Units***	% BANK Loans	% Owner Occ Units***	% BANK Loans	% Owner Occ Units***	% BANK Loans				
Full Review:														
Maspeth AA 35004 (Nassau)	0	0.00	0.36	0.00	4.14	0.00	57.30	0.00	38.20	0.00	0.00	3.00	56.65	40.34
Maspeth AA 35644 (Queens)	7	100.00	0.30	0.00	12.87	0.00	48.41	57.14	38.41	42.86	0.67	11.37	46.32	41.64

Geographic Distribution: HOME IMPROVEMENT		Geography: MASPETH 35004 & 35644				Evaluation Period: JANUARY 1, 2012 TO JUNE 30, 2012				Aggregate HMDA Lending (%) by Tract Income*				
Assessment Area:	Total Home Improvement Loans		Low-Income Geographies		Moderate-Income Geographies		Middle-Income Geographies		Upper-Income Geographies		Low	Mod	Mid	Upp
	#	% of Total**	% Owner Occ Units***	% BANK Loans****	% Owner Occ Units***	% BANK Loans	% Owner Occ Units***	% BANK Loans	% Owner Occ Units***	% BANK Loans				
Full Review:														
Maspeth AA 35004 (Nassau)	0	0.00	0.76	0.00	8.28	0.00	51.38	0.00	39.58	0.00	0.00	0.00	0.00	0.00
Maspeth AA 35644 (Queens)	1	100.00	0.78	0.00	13.41	0.00	45.78	100.00	40.03	0.00	0.00	0.00	0.00	0.00

First Table * Based on 2011 Peer Mortgage Data (USPR)

** Home improvement loans originated and purchased in the MA/AA as a percentage of all home improvement loans originated and purchased in the rated area.

*** Percentage of Owner Occupied Units is the number of owner occupied units in a particular geography divided by the number of owner occupied housing units in the area based on 2000 Census information.

**** Data shown includes only One to Four-family and manufactured housing. (Property type of 1 or 2)

***** Refer to the 2011 Peer Mortgage Data in the previous data. 2012 Peer Mortgage Data not available at the time of this revision

***** Percentage of Owner Occupied Units is the number of owner occupied units in a particular geography divided by the number of owner occupied housing units in the area based on 2010 Census information.

Second Table * No 2012 Peer Mortgage Data Available at the time of the review

** Home improvement loans originated and purchased in the MA/AA as a percentage of all home improvement loans originated and purchased in the rated area.

*** Percentage of Owner Occupied Units is the number of owner occupied units in a particular geography divided by the number of owner occupied housing units in the area based on 2010 Census information.

**** Data shown includes only One to Four-family and manufactured housing. (Property type of 1 or 2)

Table 4a. Geographic Distribution of Home Mortgage Refinance Loans

Geographic Distribution: HOME MORTGAGE REFINANCE			Geography: MASPETH 35004 & 35644				Evaluation Period: JANUARY 1, 2010 TO DECEMBER 31, 2011							
Assessment Area:	Total Home Mortgage Refinance Loans		Low-Income Geographies		Moderate-Income Geographies		Middle-Income Geographies		Upper-Income Geographies		Aggregate HMDA Lending (%) by Tract Income ¹			
	#	% of Total ²	% Owner Occ Units ³	% BANK Loans ⁴	% Owner Occ Units ³	% BANK Loans	% Owner Occ Units ³	% BANK Loans	% Owner Occ Units ³	% BANK Loans	Low	Mod	Mid	Upp
Full Review:														
Maspeth AA 35004 (Nassau)	33	10.51	0.36	0.00	4.14	9.09	57.30	45.45	38.20	45.45	0.15	2.76	54.23	42.86
Maspeth AA 35644 (Queens)	281	89.49	0.30	0.00	12.87	19.93	48.41	46.62	38.41	33.45	0.52	11.39	46.05	42.05

Geographic Distribution: HOME MORTGAGE REFINANCE			Geography: MASPETH 35004 & 35644				Evaluation Period: JANUARY 1, 2012 TO JUNE 30, 2012							
Assessment Area:	Total Home Mortgage Refinance Loans		Low-Income Geographies		Moderate-Income Geographies		Middle-Income Geographies		Upper-Income Geographies		Aggregate HMDA Lending (%) by Tract Income ¹			
	#	% of Total ²	% Owner Occ Units ³	% BANK Loans ⁴	% Owner Occ Units ³	% BANK Loans	% Owner Occ Units ³	% BANK Loans	% Owner Occ Units ³	% BANK Loans	Low	Mod	Mid	Upp
Full Review:														
Maspeth AA 35004 (Nassau)	1	3.33	0.76	0.00	8.28	100.00	51.38	0.00	39.58	0.00	0.00	0.00	0.00	0.00
Maspeth AA 35644 (Queens)	29	96.67	0.78	0.00	13.41	17.24	45.78	51.72	40.03	31.03	0.00	0.00	0.00	0.00

¹ First Table Based on 2011 Peer Mortgage Data (USPR)

² Home refinance loans originated and purchased in the MA/AA as a percentage of all home refinance loans originated and purchased in the rated area.

³ Percentage of Owner Occupied Units is the number of owner occupied units in a particular geography divided by the number of owner occupied housing units in the area based on 2000 Census information.

⁴ Data shown includes only One to Four-family and manufactured housing. (Property type of 1 or 2)

¹ Second Table No 2012 Peer Mortgage Data Available at the time of the review

² Home refinance loans originated and purchased in the MA/AA as a percentage of all home refinance loans originated and purchased in the rated area.

³ Percentage of Owner Occupied Units is the number of owner occupied units in a particular geography divided by the number of owner occupied housing units in the area based on 2010 Census information.

⁴ Data shown includes only One to Four-family and manufactured housing. (Property type of 1 or 2)

Table 5a. Geographic Distribution of Multifamily Loans

Geographic Distribution: MULTIFAMILY		Geography: MASPETH 35004 & 35644					Evaluation Period: JANUARY 1, 2010 TO DECEMBER 31, 2011							
Assessment Area:	Total Multifamily Loans		Low-Income Geographies		Moderate-Income Geographies		Middle-Income Geographies		Upper-Income Geographies		Aggregate HMDA Lending (%) by Tract Income*			
	#	% of Total**	% of MF Units***	% BANK Loans****	% MF Units***	% BANK Loans	% MF Units***	% BANK Loans	% MF Units***	% BANK Loans	Low	Mod	Mid	Upp
Full Review:														
Maspeth AA 35004 (Nassau)	0	0.00	11.10	0.00	14.06	0.00	52.59	0.00	22.25	0.00	0.00	0.00	55.00	45.00
Maspeth AA 35644 (Queens)	40	100.00	2.99	0.00	36.07	55.00	47.92	35.00	13.03	10.00	0.90	44.91	43.11	11.08

Geographic Distribution: MULTIFAMILY		Geography: MASPETH 35004 & 35644					Evaluation Period: JANUARY 1, 2012 TO JUNE 30, 2012							
Assessment Area:	Total Multifamily Loans		Low-Income Geographies		Moderate-Income Geographies		Middle-Income Geographies		Upper-Income Geographies		Aggregate HMDA Lending (%) by Tract Income*			
	#	% of Total**	% of MF Units***	% BANK Loans****	% MF Units***	% BANK Loans	% MF Units***	% BANK Loans	% MF Units***	% BANK Loans	Low	Mod	Mid	Upp
Full Review:														
Maspeth AA 35004 (Nassau)	0	0.00	20.31	0.00	18.98	0.00	37.56	0.00	23.16	0.00	0.00	0.00	0.00	0.00
Maspeth AA 35644 (Queens)	7	100.00	5.91	0.00	29.98	71.43	48.21	28.57	15.91	0.00	0.00	0.00	0.00	0.00

First Table * Based on 2011 Peer Mortgage Data (USPR)

** Multi-family loans originated and purchased in the MA/AA as a percentage of all multi-family loans originated and purchased in the rated area.

*** Percentage of Multi Family Units is the number of multi family units in a particular geography divided by the number of multi family housing units in the area based on 2000 Census information.

**** Multifamily loan distribution includes Home Purchases, Home Improvement and Refinances.

Second Table * No 2012 Peer Mortgage Data Available at the time of the review

** Multi-family loans originated and purchased in the MA/AA as a percentage of all multi-family loans originated and purchased in the rated area.

*** Percentage of Multi Family Units is the number of multi family units in a particular geography divided by the number of multi family housing units in the area based on 2010 Census information.

**** Multifamily loan distribution includes Home Purchases, Home Improvement and Refinances.

Table 8a. Borrower Distribution of Home Purchase Loans

Borrower Distribution: HOME PURCHASE		Geography: MASPETH 35004 & 35644					Evaluation Period: JANUARY 1, 2010 TO DECEMBER 31, 2011							
Assessment Area:	Total Home Purchase Loans		Low-Income Borrowers		Moderate-Income Borrowers		Middle-Income Borrowers		Upper-Income Borrowers		Aggregate Lending Data [†]			
	#	% of Total ^{**}	% Families ^{††}	% BANK Loans ^{****}	% Families [†]	% BANK Loans ^{****}	% Families ^{***}	% BANK Loans ^{****}	% Families ^{***}	% BANK Loans ^{****}	Low	Mod	Mid	Upp
Full Review:														
Maspeth AA 35004 (Nassau)	26	8.23	16.50	0.00	16.01	11.54	20.94	30.77	46.55	57.69	4.10	20.42	26.31	49.18
Maspeth AA 35644 (Queens)	290	91.77	22.77	0.00	17.46	4.50	19.93	13.49	39.84	82.01	1.54	12.36	31.47	54.62

Borrower Distribution: HOME PURCHASE		Geography: MASPETH 35004 & 35644					Evaluation Period: JANUARY 1, 2012 TO JUNE 30, 2012							
Assessment Area:	Total Home Purchase Loans		Low-Income Borrowers		Moderate-Income Borrowers		Middle-Income Borrowers		Upper-Income Borrowers		Aggregate Lending Data [†]			
	#	% of Total ^{**}	% Families ^{††}	% BANK Loans ^{****}	% Families [†]	% BANK Loans ^{****}	% Families ^{***}	% BANK Loans ^{****}	% Families ^{***}	% BANK Loans ^{****}	Low	Mod	Mid	Upp
Full Review:														
Maspeth AA 35004 (Nassau)	3	15.79	19.18	0.00	16.32	0.00	20.84	33.33	43.67	66.67	0.00	0.00	0.00	0.00
Maspeth AA 35644 (Queens)	16	84.21	23.05	0.00	17.69	6.25	19.61	25.00	39.65	68.75	0.00	0.00	0.00	0.00

[†] First Table: Based on 2011 Peer Mortgage Data (USPR)

^{**} Home purchase loans originated and purchased in the MA/AA as a percentage of all home purchase loans originated and purchased in the rated area.

^{***} Percentage of Families is based on the 2000 Census information.

^{****} As a percentage of loans with borrower income information available. No information was available for 0.3% of loans originated and purchased by BANK.

[†] Data shown includes only One to Four-family and manufactured housing. (Property type of 1 or 2)

[†] Second Table: No 2012 Peer Mortgage Data Available at the time of the review

^{**} Home purchase loans originated and purchased in the MA/AA as a percentage of all home purchase loans originated and purchased in the rated area.

^{***} Percentage of Families is based on the 2010 Census information.

^{****} As a percentage of loans with borrower income information available. No information was available for 0.0% of loans originated and purchased by BANK.

[†] Data shown includes only One to Four-family and manufactured housing. (Property type of 1 or 2)

Table 9a. Borrower Distribution of Home Improvement Loans

Borrower Distribution: HOME IMPROVEMENT		Geography: MASPETH 35004 & 35644					Evaluation Period: JANUARY 1, 2010 TO DECEMBER 31, 2011							
Assessment Area:	Total Home Improvement Loans		Low-Income Borrowers		Moderate-Income Borrowers		Middle-Income Borrowers		Upper-Income Borrowers		Aggregate Lending Data [*]			
	#	% of Total ^{**}	% Families ^{***}	% BANK Loans ^{****}	% Families [†]	% BANK Loans ^{****}	% Families ^{***}	% BANK Loans ^{****}	% Families ^{***}	% BANK Loans ^{****}	Low	Mod	Mid	Upp
Full Review:														
Maspeth AA 35004 (Nassau)	0	0.00	16.50	0.00	16.01	0.00	20.94	0.00	46.55	0.00	9.42	21.52	21.97	47.09
Maspeth AA 35644 (Queens)	7	100.00	22.77	28.57	17.46	14.29	19.93	14.29	39.84	42.86	5.31	18.32	24.18	52.20

Borrower Distribution: HOME IMPROVEMENT		Geography: MASPETH 35004 & 35644					Evaluation Period: JANUARY 1, 2012 TO JUNE 30, 2012							
Assessment Area:	Total Home Improvement Loans		Low-Income Borrowers		Moderate-Income Borrowers		Middle-Income Borrowers		Upper-Income Borrowers		Aggregate Lending Data [*]			
	#	% of Total ^{**}	% Families ^{***}	% BANK Loans ^{****}	% Families [§]	% BANK Loans ^{****}	% Families ^{***}	% BANK Loans ^{****}	% Families ^{***}	% BANK Loans ^{****}	Low	Mod	Mid	Upp
Full Review:														
Maspeth AA 35004 (Nassau)	0	0.00	19.18	0.00	16.32	0.00	20.84	0.00	43.67	0.00	0.00	0.00	0.00	0.00
Maspeth AA 35644 (Queens)	1	100.00	23.05	0.00	17.69	100.00	19.61	0.00	39.65	0.00	0.00	0.00	0.00	0.00

^{*} **First Table** Based on 2011 Peer Mortgage Data (USPR)

^{**} Home improvement loans originated and purchased in the MA/AA as a percentage of all home improvement loans originated and purchased in the rated area.

^{***} Percentage of Families is based on the 2000 Census information.

^{****} As a percentage of loans with borrower income information available. No information was available for 0.0% of loans originated and purchased by BANK.

[†] Data shown includes only One to Four-family and manufactured housing. (Property type of 1 or 2)

^{*} **Second Table** No 2012 Peer Mortgage Data Available at the time of the review

^{**} Home improvement loans originated and purchased in the MA/AA as a percentage of all home improvement loans originated and purchased in the rated area.

^{***} Percentage of Families is based on the 2010 Census information.

^{****} As a percentage of loans with borrower income information available. No information was available for 0.0% of loans originated and purchased by BANK.

[§] Data shown includes only One to Four-family and manufactured housing. (Property type of 1 or 2)

Table 10a. Borrower Distribution of Home Mortgage Refinance Loans

Borrower Distribution: HOME MORTGAGE REFINANCE														Geography: MASPETH 35004 & 35644				Evaluation Period: JANUARY 1, 2010 TO DECEMBER 31, 2011			
Assessment Area:	Total Home Mortgage Refinance Loans		Low-Income Borrowers		Moderate-Income Borrowers		Middle-Income Borrowers		Upper-Income Borrowers		Aggregate Lending Data [*]										
	#	% of Total ^{**}	% Families ^{***}	% BANK Loans ^{****}	% Families ^{††}	% BANK Loans ^{****}	% Families	% BANK Loans	% Families	% BANK Loans	Low	Mod	Mid	Upp							
Full Review:																					
Maspeth AA 35004 (Nassau)	33	10.51	16.50	12.12	16.01	0.00	20.94	18.18	46.55	69.70	4.41	14.74	25.66	55.18							
Maspeth AA 35644 (Queens)	281	89.49	22.77	2.95	17.46	4.80	19.93	10.33	39.84	81.92	3.92	13.20	25.58	57.30							

Borrower Distribution: HOME MORTGAGE REFINANCE														Geography: MASPETH 35004 & 35644				Evaluation Period: JANUARY 1, 2012 TO JUNE 30, 2012			
Assessment Area:	Total Home Mortgage Refinance Loans		Low-Income Borrowers		Moderate-Income Borrowers		Middle-Income Borrowers		Upper-Income Borrowers		Aggregate Lending Data [*]										
	#	% of Total ^{**}	% Families ^{***}	% BANK Loans ^{****}	% Families ^{††}	% BANK Loans ^{****}	% Families ^{***}	% BANK Loans ^{****}	% Families ^{***}	% BANK Loans ^{****}	Low	Mod	Mid	Upp							
Full Review:																					
Maspeth AA 35004 (Nassau)	1	3.33	19.18	0.00	16.32	0.00	20.84	0.00	43.67	100.00	0.00	0.00	0.00	0.00							
Maspeth AA 35644 (Queens)	29	96.67	23.05	6.90	17.69	0.00	19.61	13.79	39.65	79.31	0.00	0.00	0.00	0.00							

^{*} **First Table** Based on 2011 Peer Mortgage Data (USPR)

^{**} Home refinance loans originated and purchased in the MA/AA as a percentage of all home refinance loans originated and purchased in the rated area.

^{***} Percentage of Families is based on the 2000 Census information.

^{****} As a percentage of loans with borrower income information available. No information was available for 3.2% of loans originated and purchased by BANK.

^{††} Data shown includes only One to Four-family and manufactured housing. (Property type of 1 or 2)

^{*} **Second Table** No 2012 Peer Mortgage Data Available at the time of the review

^{**} Home refinance loans originated and purchased in the MA/AA as a percentage of all home refinance loans originated and purchased in the rated area.

^{***} Percentage of Families is based on the 2010 Census information.

^{****} As a percentage of loans with borrower income information available. No information was available for 0.0% of loans originated and purchased by BANK.

^{††} Data shown includes only One to Four-family and manufactured housing. (Property type of 1 or 2)

Table 14. Qualified Investments

QUALIFIED INVESTMENTS		Geography: MASPETH 35004 & 35644				Evaluation Period: JANUARY 1, 2010 TO AUGUST 30, 2012			
Assessment Area:	Prior Period Investments [*]		Current Period Investments		Total Investments			Unfunded Commitments ^{**}	
	#	\$(000's)	#	\$(000's)	#	\$(000's)	% of Total	#	\$(000's)
Full Review:									
Maspeth AA 35004 (Nassau)	0	0	0	0	0	0	0.00	0	0
Maspeth AA 35644 (Queens)	0	456	0	387	0	843	100.00	0	0

^{*} 'Prior Period Investments' means investments made in a previous period that are outstanding as of the examination date.

^{**} 'Unfunded Commitments' means legally binding investment commitments that are tracked and recorded by the institution's financial reporting system.

Table 15. Distribution of Branch Delivery System and Branch Openings/Closings

DISTRIBUTION OF BRANCH DELIVERY SYSTEM AND BRANCH OPENINGS/CLOSINGS				Geography: MASPETH 35004 & 35644				Evaluation Period: JANUARY 1, 2010 TO JUNE 30, 2012									
Assessment Area:	Deposits	Branches						Branch Openings/Closings				Population					
	% of Rated Area Deposits in AA	# of BANK Branches	% of Rated Area Branches in AA	Location of Branches by Income of Geographies (%)				# of Branch Openings	# of Branch Closings	Net change in Location of Branches (+ or -)				% of Population within Each Geography			
				Low	Mod	Mid	Upp			Low	Mod	Mid	Upp	Low	Mod	Mid	Upp
Full Review:																	
Maspeth AA 35004 (Nassau)	0.00	1	14.29	0.00	0.00	100.00	0.00	1	0	0	0	1	0	2.64	8.22	56.11	33.03
Maspeth AA 35644 (Queens)	100.00	6	85.71	0.00	16.67	33.33	50.00	6	0	0	1	2	3	1.43	27.64	48.11	22.76