



Office of the
Comptroller of the Currency
Washington, DC 20219

INTERMEDIATE SMALL BANK

PUBLIC DISCLOSURE

January 06, 2020

COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION

Empire National Bank
Charter Number 24777

1707 Veterans Memorial Highway, Islandia, NY 11749

Office of the Comptroller of the Currency

340 Madison Avenue, New York, NY 10173

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 Outstanding.

The lending test is rated: Satisfactory.

The community development test is rated: Outstanding.

The major factors that support this rating include:

- The overall distribution of loans by gross annual revenue of the borrowers is excellent;
- The overall distribution of loans across geographies of different income levels, including LMI census tracts, is excellent;
- The Bank's LTD ratio is reasonable; and
- The level of community development activity is outstanding in relation to the bank's performance context and reflects excellent responsiveness to the CD needs of its AA.

Loan-to-Deposit Ratio

The bank's LTD is reasonable given the bank's size, financial condition, and credit needs of the AA. The bank's average quarterly LTD ratio was 68.6 percent over the twelve quarters since the prior CRA evaluation, with quarterly ratios ranging from a low of 61.6 percent in the first quarter of 2018 to a high of 74.5 percent in the fourth quarter of 2018. The average quarterly LTD ratio is reasonable compared to other financial institutions of similar size and AAs. The LTD ratio exhibited an upward trend from September 30, 2018, which increased from 69.9 percent to 73.6 percent as of September 30, 2019. However, we noted that ENB's average quarterly LTD ratio ranks at the bottom of six financial institutions similar in asset size and within the bank's AA. The average LTD ratio for these institutions was 97.6 percent, ranging from 76.6 percent to 116 percent.

Lending in Assessment Area

A majority of the bank's loans are outside its AA. The bank originated and purchased 40.00 percent of the sampled 150 loans inside the bank's AA during the evaluation period. This analysis is performed at the bank, rather than the AA, level. This percentage does not include extensions of credit by affiliates that may be considered under the other performance criteria. We noted that management purchased groups of loans outside the AA during the evaluation period which impacted this ratio. See the table below for more details regarding the bank's lending in the AA.

Table D - Lending Inside and Outside of the Assessment Area										
	Number of Loans					Dollar Amount of Loans \$(000s)				
Loan Category	Inside		Outside		Total	Inside		Outside		Total
	#	%	#	%	#	\$	%	\$	%	\$(000s)
Small Business										
2017-2019	60	40.00%	90	60.00%	150	61,507	80.23%	15,160	19.77%	76,667
Subtotal	60	40.00%	90	60.00%	150	61,507	80.23%	15,160	19.77%	76,667
Total	60	40.00%	90	60.00%	150	61,507	80.23%	15,160	19.77%	76,667
Source: Evaluation Period: 1/1/2017 - 12/31/2019 Bank Data										
Due to rounding, totals may not equal 100.0										

Description of Institution

Empire National Bank (ENB) is an intrastate community bank headquartered in Islandia, New York. The asset size was \$1.01 billion as of September 30, 2019. Empire Bancorp Incorporated is the bank's holding company with no affiliated organizations or subsidiaries. The primary market includes Nassau, Suffolk, Kings, Queens, and New York counties within the state of New York. ENB offers a variety of products and services, focusing primarily on commercial real estate, as well as small- to medium-size business lending.

ENB maintains four branches operating in Islandia, Shirley, Port Jefferson Station, and Mineola. These branches have on-site automated teller machines (ATM). The branches are all within the Nassau-Suffolk NY Metropolitan Division (MD). The headquarters, located in Islandia, New York, operates Monday through Friday. All branches are located in middle-income census tracts and are open from Monday to Saturday, with the exception of the Mineola branch, which is open Monday through Friday. ENB also offers e-Banking services.

As of September 30, 2019, ENB has \$664 million in loans net of allowance, \$902.3 million in deposits, and \$93.9 million in tier 1 capital. The loan portfolio makes up approximately 65.6 percent of total assets. As of September 30, 2019, the loan portfolio mix includes 45.3 percent multifamily loans, 22.6 percent commercial real estate loans, 14.5 percent commercial and industrial loans, 13.6 percent one-to-four family residential loans, 3 percent construction loans, and 1 percent consumer and loans.

ENB operates in a highly competitive financial services market. According to the June 30, 2019 FDIC Summary of Deposits Market Share Report, ENB ranks 48 out of 116 institutions within its AA. JPMorgan Chase Bank, NA holds the most market share with \$541.9 billion in deposits and a 38.23 percent market share. The Bank of New York Mellon and Goldman Sachs Bank USA rank second and third in market share, holding 8.8 percent and 7.2 percent, respectively.

Scope of the Evaluation

Evaluation Period/Products Evaluated

The OCC evaluated ENB's Community Reinvestment Act performance using the Intermediate Small Bank evaluation procedures. These procedures included a Lending Test and a CD Test. The Lending Test evaluates ENB's performance in serving the credit needs of its AA through its lending activities. ENB's lending performance focused on business loan data from January 1, 2017 to December 31, 2019. The CD Test evaluates ENB's loans, investments, and services that benefit the CD needs of its AA from January 1, 2017 to December 31, 2019.

ENB's primary loan product is business loans, which supports their Board-approved strategic plan. To appropriately evaluate Lending Test performance, the OCC collected data from a random sample of 150 business loans originated during the evaluation period. The OCC excluded home mortgage loans and consumer loans from the CRA evaluation, as these are not a primary product. The OCC verified the CD loans, investments, and services ENB submitted to ensure these products and services address the needs in its community based on those needs and ENB's capacities.

Selection of Areas for Full-Scope Review

ENB defines its AA as Nassau and Suffolk County, which is a part of the Nassau-Suffolk County NY Metropolitan Division (MD) #35004, as well as the Kings, Queens, and New York Counties, which are part of the New York-Wayne-White Plains, NY-NJ MD #35644. Both of these MDs are a part of the New York-Northern New Jersey-Long Island, NY-NJ-PA Metropolitan Statistical Area (MSA) #35620. ENB's AA does not arbitrarily exclude low- or moderate-income geographies and meets regulatory requirements. The OCC completed a full-scope review of the AA with the two MDs combined.

Ratings

ENB's AA is within a single MSA and the overall rating is based solely on the full scope review of that AA.

Discriminatory or Other Illegal Credit Practices Review

Pursuant to 12 CFR 25.28(c) or 195.28(c), respectively, in determining a national bank's or federal savings association's (collectively, bank) CRA rating, the OCC considers evidence of discriminatory or other illegal credit practices in any geography by the bank, or in any AA by an affiliate whose loans have been considered as part of the bank's lending performance. As part of this evaluation process, the OCC consults with other federal agencies with responsibility for compliance with the relevant laws and regulations, including the U.S. Department of Justice, the U.S. Department of Housing and Urban Development, and the Bureau of Consumer Financial Protection, as applicable.

The OCC has not identified that this institution has engaged in discriminatory or other illegal credit practices that require consideration in this evaluation.

The OCC will consider any information that this institution engaged in discriminatory or other illegal credit practices, identified by or provided to the OCC before the end of the institution's next performance evaluation in that subsequent evaluation, even if the information concerns activities that occurred during the evaluation period addressed in this performance evaluation.

Multistate Metropolitan Statistical Area Rating

New York-Northern New Jersey-Long Island, NY-NJ-PA Metropolitan Statistical Area

CRA rating for the New York-Northern New Jersey-Long Island, NY-NJ-PA Metropolitan

Statistical Area: Outstanding

The Lending Test is rated: Satisfactory

The Community Development Test is rated: Outstanding

The major factors that support this rating include:

- The overall distribution of loans by gross annual revenue of the borrowers is excellent;
- The overall distribution of loans across geographies of different income levels, including LMI census tracts, is excellent;
- The Bank's LTD ratio is reasonable; and
- The level of community development activity is outstanding in relation to the bank's performance context and reflects excellent responsiveness to the CD needs of its AA.

Description of Institution's Operations in New York-Northern New Jersey-Long Island, NY-NJ-PA Metropolitan Statistical Area

ENB is headquartered in Islandia, New York and maintains four branches within the Nassau-Suffolk NY Metropolitan Division (MD). ENB offers a variety of products and services, focusing primarily on commercial real estate, as well as small- to medium-size business lending in their highly competitive financial services market.

The OCC reviewed the interview transcripts with CD organizations that serve small businesses as well as low- and moderate-income areas. These interviews took place during the evaluation period. The interviewed organizations included those on the Comptroller's Community Development tour in NYC among other organizations on Long Island. The NYC community contacts indicated a need for senior housing development and to limit the displacement of existing low-income residents. The contacts also stated a general need for affordable housing in the counties ENB serves. Another general community need was for arts and youth programs. Some contacts also noted a need to improve financial literacy in the community.

Table A – Demographic Information of the Assessment Area						
Assessment Area: Empire AA Nassau, Suffolk, NYC, Kings, and Queens Counties						
Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #	NA* % of #
Geographies (Census Tracts)	2,325	6.8	24.0	38.9	27.4	2.8
Population by Geography	9,381,890	8.5	26.8	37.5	26.9	0.3
Housing Units by Geography	3,761,210	7.8	24.6	35.3	32.1	0.3
Occupied Rental Units by Geography	1,865,814	12.9	32.2	26.3	28.2	0.4
Vacant Units by Geography	363,872	5.3	23.6	32.0	38.7	0.3
Businesses by Geography	822,017	4.8	18.4	33.1	41.7	2.1
Farms by Geography	8,464	3.0	19.7	47.0	29.7	0.6
Family Distribution by Income Level	2,128,696	27.1	16.6	18.0	38.3	0.0
Household Distribution by Income Level	3,397,338	28.4	14.7	16.3	40.6	0.0
Median Family Income MSA - 35614 New York-Jersey City-White Plains, NY-NJ		\$67,560	Median Housing Value			\$558,171
Median Family Income MSA - 35004 Nassau County-Suffolk County, NY		\$108,193	Median Gross Rent			\$1,431
			Families Below Poverty Level			12.0%
<i>Source: 2015 ACS Census and 2019 D&B Data</i>						
<i>Due to rounding, totals may not equal 100.0</i>						
<i>(*) The NA category consists of geographies that have not been assigned an income classification.</i>						

Scope of Evaluation in New York-Northern New Jersey-Long Island, NY-NJ-PA Metropolitan Statistical Area

The OCC evaluated ENB's Community Reinvestment Act performance using the Intermediate Small Bank evaluation procedures. These procedures included a Lending Test and a CD Test. The Lending Test evaluates ENB's performance in serving the credit needs of its AA through its lending activities. ENB's lending performance focused on business loan data from January 1, 2017 to December 31, 2019. The CD Test evaluates ENB's loans, investments, and services that benefit the CD needs of its AA from January 1, 2017 to December 31, 2019.

ENB's primary loan product is business loans, which is in line with the Board-approved strategic plan. To appropriately evaluate Lending Test performance, the OCC collected data from a random sample of 150 business loans originated during the evaluation period. The OCC excluded home mortgage loans and consumer loans from the CRA evaluation since these are not a primary product. The OCC also verified that submitted CD loans, investments, and services met the definition of community development under the CRA and addressed the needs in its AA based on those needs and ENB's capacities.

CONCLUSIONS WITH RESPECT TO PERFORMANCE TESTS IN NEW YORK-NORTHERN NEW JERSEY-LONG ISLAND, NY-NJ-PA METROPOLITAN STATISTICAL AREA

LENDING TEST

The bank's performance under the lending test in the NY-NJ-PA MSA is rated satisfactory. Based on a full scope review, the bank's performance in the NY-NJ-PA MSA is excellent. The analysis of loans focused on small business loans as ENB's primarily focuses on commercial lending.

Distribution of Loans by Income Level of the Geography

The bank exhibits excellent geographic distribution of loans in the NY-NJ-PA MSA.

Small Loans to Businesses

Refer to Table Q in the "MSA" section of appendix D for the facts and data used to evaluate the geographic distribution of the bank's originations and purchases of small loans to businesses.

2017-2019

The distribution of the bank's small loans to businesses in LMI geographies is adequate. The proportion of loans in LMI geographies were comparable to the proportion of businesses and the aggregate distribution of loans in LMI geographies.

Lending Gap Analysis

The OCC performed a lending gap analysis that included an analysis of maps showing the distribution of branches, applications, and loans. The OCC did not identify any unexplained conspicuous lending gaps in the NY-NJ-PA MSA. The analysis had a neutral impact on the overall geographic distribution in the MSA.

Distribution of Loans by Income Level of the Borrower

The bank exhibits excellent distribution of loans to businesses of different sizes, given the products lines offered by the bank.

Small Loans to Businesses

Refer to Table R in the "MSA" section of Appendix D for the facts and data used evaluate the borrower distribution of the bank's originations and purchases of small loans to businesses.

2017-2019

The distribution of the bank's small business by revenue is excellent. The proportion of loans was stronger than the proportion of small business with revenues less than \$1 million and stronger than the aggregate distribution of loans to those businesses.

Responses to Complaints

The bank did not receive any CRA-related complaints during the evaluation period.

COMMUNITY DEVELOPMENT TEST

The bank's performance under the CD test in the New York-Northern New Jersey-Long Island, NY-NJ-PA Metropolitan Statistical Area is rated Outstanding.

Based on a full-scope review, the bank exhibits excellent responsiveness to CD needs in the MSA through CD loans, qualified investments, and CD services, as appropriate, considering the bank's capacity and the need and availability of such opportunities for CD in the bank's AAs.

Number and Amount of Community Development Loans

The Lending Activity Tables, shown above, set forth the information and data used to evaluate the bank's level of CD lending. These tables include all CD loans, including multifamily loans that also qualify as CD loans.

ENB has provided an outstanding level of CD lending within its AAs. Over the CRA evaluation period, ENB originated 57 CD loans with a qualifying amount of \$48.8 million in its AAs. The majority of loans (32) provided affordable housing to LMI individuals and families. The remaining loans financed community services, promoted economic development, and revitalized LMI areas. Examples of the bank's CD loans include:

- \$6.0 million to finance 32 units of affordable housing in Kings County;
- \$5.9 million line of credit to a local nonprofit organization providing family services for LMI individuals and families;
- \$3.8 million to fund a project to revitalize an LMI area in the Suffolk County; and
- \$363 thousand to a small business in the Nassau County.

The bank also originated nine qualifying CD loans, totaling \$9.5 million, outside of its delineated AAs. These loans provided affordable housing and promoted economic development in the broader New York State region.

Number and Amount of Qualified Investments

The level of qualified investments is adequately responsive to community needs. ENB has eight qualified investments totaling \$9.6 million. Three investments are mortgage-backed securities (MBS), two of which are outstanding from prior evaluations, that provides affordable housing in LMI tracts or individuals within the bank's AAs. The remaining five are investments in minority-owned financial institutions that serves LMI individuals in the Kings, Queens, and New York Counties.

Qualified Investments										
Assessment Area	Prior Period*		Current Period		Total				Unfunded Commitments**	
	#	\$(000's)	#	\$(000's)	#	% of Total #	\$(000's)	% of Total \$	#	\$(000's)
Nassau-Suffolk	2	\$4,030	1	\$4,331	3	37.5%	\$8,361	87.0%	-	-
Kings-Queens-New York			5	\$1,250	5	62.5%	\$1,250	13.0%	-	-

Prior Period Investments' means investments made in a previous evaluation period that are outstanding as of the evaluation date.

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

The Qualified Investment Table, shown above, set forth the information and data used to evaluate the bank's level of qualified CD investments. These tables include all CD investment, including prior period investments that remain outstanding as of the evaluation date.

During the evaluation period, ENB also made 193 donations and grants totaling \$972 thousand. The donations and grants supported organizations that served LMI individuals and families in the bank's AAs. The donations and grants provided affordable housing, community services, promote economic development, and supported activities that revitalized or stabilized LMI communities.

Extent to Which the Bank Provides Community Development Services

ENB provided an adequate level of CD services in its AA. The bank has all four branches located in middle-income census tracts in the Nassau and Suffolk Counties. The bank does not have any branches in Kings, Queens, and New York Counties, but participates in the Allpoint ATM Network that includes over 55,000 surcharge-free ATMs.

Over the evaluation period, ENB offered 28 qualifying CD services. ENB board of directors, officers, and staff advise and provide financial expertise to CD organizations that benefit LMI individuals. These organizations activities include financial literacy programs, food banks, clothing banks, and affordable housing opportunities. All 28 qualifying CD services benefited Nassau and Suffolk Counties. Examples of the bank's services include:

- A bank officer serves on the board of a nonprofit organization that offers affordable housing opportunities to LMI individuals and supports homeless prevent programs;
- A bank employee is on the board of a nonprofit agency that provides emergency housing for LMI families; and
- A bank director serves as a board member of a nonprofit organization that offers financial assistance to LMI individuals for housing and health related expenses.

Appendix A: Scope of Evaluation

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 MSA(s) and non-MSA(s) that received comprehensive evaluation review, designated by the term “full-scope,” and those that received a less comprehensive review, designated by the term “limited-scope”.

Time Period Reviewed:	01/01/17-12/31/19	
Bank Products Reviewed:	Small business loans, community development loans, qualified investments, community development services	
Affiliate(s)	Affiliate Relationship	Products Reviewed
None		
List of Assessment Areas and Type of Evaluation		
Rating and Assessment Areas	Type of Exam	Other Information
MSA(s)		
New York-Northern New Jersey-Long Island, NY-NJ-PA Metropolitan Statistical Area	Full-scope	Counties of Nassau, Suffolk, Kings, Queens and New York

Appendix B: Summary of MSA and State Ratings

RATINGS Empire National Bank			
Overall Bank:	Lending Test Rating*	CD Test Rating	Overall Bank/State/Multistate Rating
Empire National Bank	Satisfactory	Satisfactory	Satisfactory
MSA or State:			
New York-Northern New Jersey-Long Island, NY-NJ-PA Metropolitan Statistical Area	Satisfactory	Satisfactory	Satisfactory

(*) The Lending Test and Community Development Test carry equal weight in the overall rating.

Appendix C: Definitions and Common Abbreviations

The following terms and abbreviations are used in 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. For example, a bank subsidiary is controlled by the bank and is, therefore, an affiliate.

Aggregate Lending (Aggt.): The number of loans originated and purchased by all reporting lenders (HMDA or CRA) in specified income categories as a percentage of the aggregate number of loans originated and purchased by all reporting lenders in the state/assessment area.

Census Tract (CT): A small, relatively permanent statistical subdivision of a county delineated by a local committee of census data users for the purpose of presenting data. Census tracts nest within counties, and their boundaries normally follow visible features, but may follow legal geography boundaries and other non-visible features in some instances, Census tracts ideally contain about 4,000 people and 1,600 housing units.

Combined Statistical Area (CSA): A geographic entity consisting of two or more adjacent Core Based Statistical Areas with employment interchange measures of at least 15. An employment interchange measure is a measure of ties between two adjacent entities. The employment interchange measure is the sum of the percentage of workers living in the smaller entity who work in the larger entity and the percentage of employment in the smaller entity that is accounted for by workers who reside in the larger entity.

Community Development (CD): 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 Small Business Administration Development Company or Small Business Investment Company programs size eligibility standards or have gross annual revenues of \$1 million or less; or activities that revitalize or stabilize low- or moderate-income geographies, distressed or underserved nonmetropolitan middle-income geographies, or designated disaster areas.

Community Reinvestment Act (CRA): The statute that requires the OCC to evaluate a bank's record of meeting the credit needs of its entire community, including LMI areas, 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, 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-Scope 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 conduct 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 applicants, the amount of loan requested, the disposition of the application (e.g., approved, denied, and withdrawn), the lien status of the collateral, any requests for preapproval, and loans for manufactured housing.

Home Mortgage Loans: A closed-end mortgage loan or an open-end line of credit as these terms are defined under 12 CFR 1003.2, and that is not an excluded transaction under 12 CFR 1003.3(c)(1) through (c)(10) and (c)(13).

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-Scope 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: Individual income that is less than 50 percent of the area median income.

Low Income Geography: A census tract with a median family income that is less than 50 percent.

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 state/assessment area.

Median Family Income (MFI): The median income determined by the U.S. Census Bureau every five years and used to determine the income level category of geographies. The median is the point at which half of the families have income above, and half below, a range of incomes. Also, the median income determined by the Federal Financial Institutions Evaluation Council (FFIEC) 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, and half below, a range of incomes.

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

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

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.

Rating Area: A rated area is a state or multi-state metropolitan statistical 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 statistical area, the institution will receive a rating for the multi-state metropolitan statistical 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) 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 1 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.

Appendix D: Tables of Performance Data

Content of Standardized Tables

A separate set of tables is provided for each state. All multistate metropolitan statistical areas, if applicable, are presented in one set of tables. References to the “bank” include activities of any affiliates that the bank provided for consideration (refer to appendix A: Scope of the Evaluation). For purposes of reviewing the Lending Test tables, the following are applicable: (1) purchased are treated as originations; and (2) “aggregate” is the percentage of the aggregate number of reportable loans originated and purchased by all HMDA or CRA-reporting lenders in the MMSA/assessment area. Deposit data are compiled by the FDIC and are available as of June 30th of each year. Tables without data are not included in this PE.

The following is a listing and brief description of the tables included in each set:

Table Q. Assessment Area Distribution of Loans to Small Businesses by Income Category of the Geography - The percentage distribution of the number of small loans (less than or equal to \$1 million) to businesses that were 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) in those geographies. Because aggregate small business data are not available for geographic areas smaller than counties, it may be necessary to compare bank loan data to aggregate data from geographic areas larger than the bank’s assessment area.

Table R. Assessment Area Distribution of Loans to Small Businesses by Gross Annual Revenue - Compares the percentage distribution of the number of small loans (loans less than or equal to \$1 million) originated and purchased by the bank to businesses with revenues of \$1 million or less to: 1) the percentage distribution of businesses with revenues of greater than \$1 million; and, 2) the percentage distribution of businesses for which revenues are not available. The table also presents aggregate peer small business data for the years the data is available.

Table Q: Assessment Area Distribution of Loans to Small Businesses by Income Category of the Geography												2017-2019	
Assessment Area:	Total Loans to Small Businesses			Low-Income Tracts		Moderate-Income Tracts		Middle-Income Tracts		Upper-Income Tracts		Not Available- Income Tracts	
	#	\$	% of Total	% Businesses	% Bank Loans	% Businesses	% Bank Loans	% Businesses	% Bank Loans	% Businesses	% Bank Loans	% Businesses	% Bank Loans
Nassau, Suffolk, Kings, Queens, New York Counties	60	\$ 60,415,198.93	100.00%	4.80%	6.67%	18.40%	25.00%	33.10%	33.33%	41.70%	35.00%		
Total	60	\$ 60,415,198.93	100.00%	4.80%	6.67%	18.40%	25.00%	33.10%	33.33%	41.70%	35.00%		

Source: 2019 D&B Data; 01/01/2017 - 12/31/2019 Bank Data; "--" data not available. Due to rounding, totals may not equal 100.0

Table R: Assessment Area Distribution of Loans to Small Businesses by Gross Annual Revenues											2017-2019	
Assessment Area:	Total Loans to Small Businesses				Businesses with Revenues <= 1MM			Businesses with Revenues > 1MM		Businesses with Revenues Not Available		
	#	\$	% of Total	Overall Market	% Businesses	% Bank Loans	Aggregate	% Businesses	% Bank Loans	% Businesses	% Bank Loans	
Nassau, Suffolk, Kings, Queens, New York	60	\$ 60,415,198.93	100.00%	\$ 309,755.00	88.00%	95.00%	49.10%	6.00%	0.00%	6.00%	5.00%	
Total	60	\$ 60,415,198.93	100.00%	\$ 309,755.00	88.00%	95.00%	49.10%	6.00%	0.00%	6.00%	5.00%	

Source: 2019 D&B Data; 01/01/2017 - 12/31/2019 Bank Data; "--" data not available. Due to rounding, totals may not equal 100.0