



PUBLIC DISCLOSURE

September 11, 2023

COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION

Second Federal Savings & Loan Association of Philadelphia
Charter Number 703776

1727 Chestnut Street
Philadelphia, PA 19103

Office of the Comptroller of the Currency

1150 Northbrook Drive
Suite 303
Trevese, PA 19053

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 lending test is rated: Satisfactory

The major factors that support this rating include:

- The bank's quarterly average loan-to-deposit (LTD) ratio is reasonable.
- A majority of the bank's loans are originated inside its assessment area (AA).
- The geographic distribution of home mortgage loans by income level of the geography is excellent.
- The bank exhibits reasonable distribution of loans to individuals of different income levels.
- The bank did not receive any CRA-related complaints during the evaluation period.

Loan-to-Deposit Ratio

Considering the bank's size, financial condition, and credit needs of the AA, the bank's loan-to-deposit (LTD) ratio is reasonable. Second Federal Savings & Loan Association of Philadelphia's (Second FS&LA) quarterly average net LTD over the 12-quarter evaluation period was 124.65 percent. During this period, the ratio ranged from a quarterly low of 89.68 percent to a quarterly high of 156.36 percent. Second FS&LA's quarterly average net LTD ratio is higher than that of six similarly situated banks located in Philadelphia County, PA with asset sizes below \$470 million. The quarterly average of these banks over the same 12 quarters was 99.97 percent, with a quarterly low of 52.68 and quarterly high of 142.71. Net LTD has continued to trend upwards as part of the bank's initiative to increase loan originations.

Lending in Assessment Area

A majority of the bank's loans are inside its AA. The bank originated and purchased 71.67 percent of its total loans inside the bank's AA. This analysis is performed at the bank, rather than the AA, level. The bank also reflects 77.17 percent of the dollar volume of loans, inside the bank's AA, during the evaluation period. The ratio has decreased from 95 percent at the last evaluation period due to increased loan volume outside of the bank's AA. Please refer to Table D below for more detailed information.

Loan Category	Number of Loans				Total #	Dollar Amount of Loans \$(000s)				Total \$(000s)
	Inside		Outside			Inside		Outside		
	#	%	#	%		\$	%	\$	%	
Home Mortgage	43	71.67	17	26.63	60	8,715	77.17	2,578	31.83	11,293
Total	43	71.67	17	26.63	60	8,715	77.17	2,578	31.83	11,293

Source: Second FS&LA Data
Due to rounding, totals may not equal 100.0%

Description of Institution

Second FS&LA was founded in 1924 as the Thomas E. Coale Building & Loan Association in Philadelphia, Pennsylvania. The institution renamed itself Second FS&LA in 1936 and became a federally chartered mutual thrift. The single-state institution operates out of one office located in the Center City area of Philadelphia. It is open 9:00 AM to 1:00 PM, Monday through Friday. The institution does not offer Saturday or Sunday banking hours or any automated teller machines (ATMs). A website was developed and launched in mid-2015 (www.secondfed.com), which offers information on banking hours as well as products and services offered. No branches have been opened or closed since the last evaluation.

As of December 31, 2022, Second FS&LA reported \$34.5 million in total assets, \$24.8 million in net loans, and \$18.5 million in total deposits. The loan portfolio consists mainly of 1-4 family residential real estate loans, with \$25.2 million, or 99.3 percent in that category, and individual loans of \$180 thousand. During the evaluation period, investor-owned real-estate (IORR) mortgages represented 86 percent of total loan originations.

Second FS&LA's last Performance Evaluation (PE) was dated September 9, 2019, and the institution received a rating of "Satisfactory". There are no legal, financial, or other factors impeding the bank's ability to help meet the credit needs in its AA.

Scope of the Evaluation

Evaluation Period/Products Evaluated

The OCC performed a full scope evaluation of Second FS&LA using the Small Bank CRA examination procedures, which only includes a lending test. The current evaluation period covered lending activity from January 1, 2020, to December 31, 2022. The evaluation period was separated into two analysis periods due to census changes. The evaluation period from January 1, 2020 to December 31, 2021 uses data from the 2015 American Community Survey (ACS) while the 2020 U.S. Census was used for analysis of loans originated or purchased beginning January 1, 2022. The AA census tracts were revised from 384 to 408, during the periods noted. The lending test focused on Second FS&LA's primary loan product, which was home mortgage loans.

The institution is not required to collect and report loan data under the Home Mortgage Disclosure Act (HMDA). In order to assess the institution's lending activity, a sample of 60 home mortgages originated during the evaluation period were reviewed.

Selection of Areas for Full-Scope Review

For purposes of this evaluation, bank delineated assessment areas located within the same metropolitan statistical area (MSA) are combined and evaluated as a single AA. Similarly, bank delineated non-MSA AAs within the same state are combined and evaluated as a single area. These combined AAs may be evaluated as full- or limited-scope. Refer to the "Scope" section under each State Rating for details regarding how full-scope AAs were selected. Refer to Appendix A, Scope of Examination, for a list of full- and limited-scope AAs.

Ratings

The bank's overall rating is based on the review of the bank's one AA. The only applicable performance test is the lending test. Refer to the "Scope" section under each state Rating section for details regarding how the areas were weighted in arriving at the respective ratings.

Discriminatory or Other Illegal Credit Practices Review

Pursuant to 12 CFR 25.28(c) in determining a national banks 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 and the U.S. Department of Housing and Urban Development, as applicable.

The OCC has not identified that this institution (or any affiliate whose loans have been considered as part of the institution's lending performance) 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.

State Rating

State of Pennsylvania

CRA Rating for the State of Pennsylvania is: **Satisfactory**

The lending test is rated: **Satisfactory**

The major factors that support this rating include:

- The geographic distribution of home mortgage loans by income level of the geography is excellent.
- The bank exhibits adequate distribution of loans to individuals of different income levels.
- The bank did not receive any CRA-related complaints during the evaluation period.

Description of Institution's Operations in Pennsylvania

Second FS&LA has one AA comprised of Philadelphia County, which is one of three counties within the Philadelphia-Camden-Wilmington, PA-NJ-DE-MD Metropolitan Statistical Area (MSA). The bank offers a limited range of banking services that include passbook savings accounts, money market accounts, certificates of deposit, and traditional IRA accounts. Loan products are also limited to include residential mortgages for personal and investment purposes and, to a lesser extent, commercial, construction loans and consumer loans. There is one branch located at the headquarters in Philadelphia, PA. The bank does not offer any ATMs

Philadelphia's economy is projected to outpace the region and that of the U.S. for the remainder of 2023. The Philadelphia economy has experienced a subtle acceleration in growth. After finally making a full recovery from the pandemic in late 2022, jobs have been added at a solid clip in the first half of 2023. The strong performance of healthcare has helped payrolls expand more rapidly in Philadelphia than they have in nearly any other large northeastern metro area or division in 2023. Consumer-facing retail and leisure/hospitality have also added jobs at a faster pace in Philadelphia than its regional peers. The unemployment rate has steadied but continues to inch lower, maintaining its normal margin above the U.S. figure. Major employers in the region include Trustees of the University of PA, Federal Government, City of Philadelphia, School District of Philadelphia, The Children's Hospital of Philadelphia, Temple University, Thomas Jefferson University Hospital, Temple University Hospital Inc., Southeastern PA Transportation Authority, and Comcast Cablevision Corporation.

According to the deposit market share data as of December 2022, the bank ranks 38th in deposits within the AA representing 0.02 percent of market share. Major competitors in the AA include PNC Bank, NA (18.33 percent market share), Bank of America (18.24 percent market share), and Wells Fargo Bank, NA (14.29 percent market share).

Examiners reviewed one community contact report during this examination to determine the credit needs of the local community. The report involved a local economic development authority conducted in 2022. The organization's mission is to promote adequate and affordable housing and economic opportunity within the AA. The contact indicated they would like to see more financial institutions support housing counseling and be willing to fill funding gaps in housing projects. The contact stated there are opportunities for local bank involvement.

Philadelphia County, PA

Table A – Demographic Information of the Assessment Area						
Assessment Area: Philadelphia County AA 2020-2021						
Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #	NA* % of #
Geographies (Census Tracts)	384	13.0	33.9	22.9	26.8	3.4
Population by Geography	1,555,072	13.8	36.2	25.5	23.9	0.6
Housing Units by Geography	670,229	13.1	35.7	24.5	26.3	0.4
Owner-Occupied Units by Geography	305,884	10.0	32.1	28.3	29.6	0.0
Occupied Rental Units by Geography	275,166	15.0	36.9	22.0	25.3	0.8
Vacant Units by Geography	89,179	17.5	44.8	19.1	18.4	0.3
Businesses by Geography	154,116	8.8	28.3	21.5	39.6	1.8
Farms by Geography	813	7.3	22.9	24.2	43.8	1.8
Family Distribution by Income Level	309,568	30.6	17.8	16.5	35.1	0.0
Household Distribution by Income Level	581,050	31.3	15.5	15.4	37.8	0.0
Median Family Income MSA - 37964 Philadelphia, PA		\$56,411	Median Housing Value			\$169,604
			Median Gross Rent			\$956
			Families Below Poverty Level			21.0%
<i>Source: 2015 ACS and 2020 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>						

Table A – Demographic Information of the Assessment Area						
Assessment Area: Philadelphia County AA 2022						
Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #	NA* % of #
Geographies (Census Tracts)	408	11.8	29.7	21.6	29.9	7.1
Population by Geography	1,603,797	12.7	33.0	25.1	26.9	2.3
Housing Units by Geography	689,121	12.5	31.7	24.8	29.2	1.8
Owner-Occupied Units by Geography	323,784	10.3	29.7	28.8	29.9	1.3
Occupied Rental Units by Geography	289,341	13.9	32.0	22.0	29.9	2.2
Vacant Units by Geography	75,996	16.4	38.9	18.0	23.8	2.8
Business by Geography	--	--	--	--	--	--
Farms by Geography	--	--	--	--	--	--
Family Distribution by Income Level	330,898	30.1	17.2	16.8	35.8	0.0
Household Distribution by Income Level	613,125	30.7	15.0	15.5	38.7	0.0
Median Family Income MSA - 37964 Philadelphia, PA		\$68,458	Median Housing Value			\$210,668
			Median Gross Rent			\$1,128
			Families Below Poverty Level			18.5%
<i>Source: 2020 U.S. Census and 2022 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 Pennsylvania

The rating for the state of Pennsylvania is based on a full-scope review of the performance in the Philadelphia County, PA AA.

LENDING TEST

The bank's performance under the Lending Test in Pennsylvania is rated Satisfactory.

Conclusions for Area Receiving a Full-Scope Review

Based on a full-scope review, the bank's performance in the Philadelphia County AA is adequate.

Distribution of Loans by Income Level of the Geography

The bank exhibits excellent geographic distribution of loans in Pennsylvania.

Home Mortgage Loans

Refer to Table O in the state of Pennsylvania section of appendix D for the facts and data used to evaluate the geographic distribution of the bank's home mortgage loan originations and purchases.

For 2020-2021, the geographic distribution of home mortgage loans in low-income census tracts significantly exceeds both the percentage of owner-occupied housing and aggregate lending in the AA. The geographic distribution of home mortgage loans in moderate-income census tracts exceeds the percentage of owner-occupied housing and aggregate lending in the AA.

For 2022, the geographic distribution of home mortgage loans in low-income census tracts exceeds both the percentage of owner-occupied housing and aggregate lending in the AA. The geographic distribution of home mortgage loans in moderate-income census tracts exceeds both the percentage of owner-occupied housing and aggregate lending.

Distribution of Loans by Income Level of the Borrower

The bank exhibits a reasonable distribution of loans to individuals of different income levels considering performance context.

Home Mortgage Loans

Refer to Table P in the state of Pennsylvania section of appendix D for the facts and data used to evaluate the borrower distribution of the bank's home mortgage loan originations and purchases.

For 2020-2021, the bank originated 97.5 percent of home mortgage loans to upper-income borrowers. For 2022, the bank originated 100.0 percent of home mortgage loans to upper-income borrowers.

In 2020-2021, the bank made no home mortgage loans to low-income borrowers and lending to moderate-income borrowers was significantly lower than the percentage of families and aggregate lending. In 2022, no home mortgage loans were originated to low- and moderate-income borrowers. The bank's performance is impacted by its lending strategy focused on investor-owned real estate

mortgages. These borrowers are higher net worth individuals. Additionally, low-income families make \$28,205 or less (50 percent of 2021 FFIEC adjusted median family income in the AA), and moderate-income families make \$45,128 (80 percent of 2022 FFIEC adjusted median family income in the AA). One method used to determine housing affordability assumes a maximum monthly principal and interest payment of no more than 30 percent of the applicant's income. This calculates to a maximum monthly mortgage payment of \$705 for low-income borrowers and \$1,128 for moderate-income borrowers. Assuming a 30-year mortgage with a five percent interest rate, and not considering any down payment, homeowner's insurance, real estate taxes, or additional monthly expenses, the monthly mortgage payment for a home at the MSA median housing value would be \$910. These costs are challenging and may limit lending opportunities for low-income families, which is also reflected by lower aggregate lending compared to demographics.

Lending Gap Analysis

There were no unexplained conspicuous lending gaps identified during the evaluation period.

Responses to Complaints

There are no CRA related consumer complaints filed during the evaluation period.

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 MSAs that received comprehensive examination review, designated by the term “full-scope.”

Time Period Reviewed:	January 1, 2020 – December 31, 2022	
Bank Products Reviewed:	Home Mortgage Loans	
Affiliate(s)	Affiliate Relationship	Products Reviewed
None	N/A	N/A
List of Assessment Areas and Type of Examination		
Rating and Assessment Areas	Type of Exam	Other Information
Pennsylvania		
Philadelphia County AA	Full Scope	Assessment area include entirety of Philadelphia County

Appendix B: Summary of State Ratings

RATINGS	Second FS&LA
Overall Bank:	Lending Test Rating
Second FS&LA	Satisfactory
State:	
Pennsylvania	Satisfactory

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.

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.

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 Examination 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 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.

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.

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 Examination). 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 O. Assessment Area Distribution of Home Mortgage Loans by Income Category of the Geography - 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 aggregate peer data for the years the data is available.

Table P. Assessment Area Distribution of Home Mortgage Loans by Income Category of the Borrower - 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 MMSA/assessment area. The table also presents aggregate peer data for the years the data is available

The total loan amount presented in the tables for each assessment area may differ from the total loan amount reported in the aggregate table due to how the underlying loan data is rounded in each table.

Table O: Assessment Area Distribution of Home Mortgage Loans by Income Category of the Geography																				2020-21
Assessment Area:	Total Home Mortgage Loans				Low-Income Tracts			Moderate-Income Tracts			Middle-Income Tracts			Upper-Income Tracts			Not Available-Income Tracts			
	#	\$	% of Total	Overall Market	% of Owner-Occupied Housing Units	% Bank Loans	Aggregate	% of Owner-Occupied Housing Units	% Bank Loans	Aggregate	% of Owner-Occupied Housing Units	% Bank Loans	Aggregate	% of Owner-Occupied Housing Units	% Bank Loans	Aggregate	% of Owner-Occupied Housing Units	% Bank Loans	Aggregate	
Philadelphia County AA	40	7,226	100.0	56,059	10.0	25.0	6.3	32.1	50.0	28.2	28.3	12.5	28.1	29.6	12.5	37.4	0.0	0.0	0.0	
Total	40	7,226	100.0	56,059	10.0	25.0	6.3	32.1	50.0	28.2	28.3	12.5	28.1	29.6	12.5	37.4	0.0	0.0	0.0	

*Source: 2015 ACS; 01/01/2020 - 12/31/2021 Second FS&LA Data, 2021 HMDA Aggregate Data.
Due to rounding, totals may not equal 100.0%*

Table O: Assessment Area Distribution of Home Mortgage Loans by Income Category of the Geography																				2022
Assessment Area:	Total Home Mortgage Loans				Low-Income Tracts			Moderate-Income Tracts			Middle-Income Tracts			Upper-Income Tracts			Not Available-Income Tracts			
	#	\$	% of Total	Overall Market	% of Owner-Occupied Housing Units	% Bank Loans	Aggregate	% of Owner-Occupied Housing Units	% Bank Loans	Aggregate	% of Owner-Occupied Housing Units	% Bank Loans	Aggregate	% of Owner-Occupied Housing Units	% Bank Loans	Aggregate	% of Owner-Occupied Housing Units	% Bank Loans	Aggregate	
Philadelphia County AA	20	4,100	100.0	38,145	10.3	25.0	8.3	29.7	45.0	28.5	28.8	15.0	26.8	29.9	10.0	35.0	1.3	5.0	1.5	
Total	20	4,100	100.0	38,145	10.3	25.0	8.3	29.7	45.0	28.5	28.8	15.0	26.8	29.9	10.0	35.0	1.3	5.0	1.5	

*Source: 2020 U.S. Census; 01/01/2022 - 12/31/2022 Second FS&LA Data, 2022 HMDA Aggregate Data.
Due to rounding, totals may not equal 100.0%*

The total loan amount presented in the tables for each assessment area may differ from the total loan amount reported in the aggregate table due to how the underlying loan data is rounded in each table.

Table P: Assessment Area Distribution of Home Mortgage Loans by Income Category of the Borrower																			2020-21
Assessment Area:	Total Home Mortgage Loans				Low-Income Borrowers			Moderate-Income Borrowers			Middle-Income Borrowers			Upper-Income Borrowers			Not Available-Income Borrowers		
	#	\$	% of Total	Overall Market	% Families	% Bank Loans	Aggregate	% Families	% Bank Loans	Aggregate	% Families	% Bank Loans	Aggregate	% Families	% Bank Loans	Aggregate	% Families	% Bank Loans	Aggregate
Philadelphia County AA	40	7,226	100.0	56,059	30.6	0.0	5.5	17.8	2.5	14.0	16.5	0.0	19.8	35.1	97.5	41.4	0.0	0.0	19.4
Total	40	7,226	100.0	56,059	30.6	0.0	5.5	17.8	2.5	14.0	16.5	0.0	19.8	35.1	97.5	41.4	0.0	0.0	19.4

Source: 2015 ACS ; 01/01/2020 - 12/31/2021 Second FS&LA Data, 2021 HMDA Aggregate Data. Data represents a sample of loans originated during the period. Due to rounding, totals may not equal 100.0%

Table P: Assessment Area Distribution of Home Mortgage Loans by Income Category of the Borrower																			2022
Assessment Area:	Total Home Mortgage Loans				Low-Income Borrowers			Moderate-Income Borrowers			Middle-Income Borrowers			Upper-Income Borrowers			Not Available-Income Borrowers		
	#	\$	% of Total	Overall Market	% Families	% Bank Loans	Aggregate	% Families	% Bank Loans	Aggregate	% Families	% Bank Loans	Aggregate	% Families	% Bank Loans	Aggregate	% Families	% Bank Loans	Aggregate
Philadelphia County AA	20	4,100	100.0	38,145	30.1	0.0	7.8	17.2	0.0	16.3	16.8	0.0	20.1	35.8	100.0	36.0	0.0	0.0	19.8
Total	20	4,100	100.0	38,145	30.1	0.0	7.8	17.2	0.0	16.3	16.8	0.0	20.1	35.8	100.0	36.0	0.0	0.0	19.8

Source: 2020 U.S. Census ; 01/01/2022 - 12/31/2022 Second FS&LA Data, 2022 HMDA Aggregate Data. Data represents a sample of loans originated during the period. Due to rounding, totals may not equal 100.0%

The total loan amount presented in the tables for each assessment area may differ from the total loan amount reported in the aggregate table due to how the underlying loan data is rounded in each table.