PUBLIC DISCLOSURE

April 26, 2021

COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION

MA Bank
RSSD #34555

1513 North Missouri Street
Macon, Missouri 63552

Federal Reserve Bank of St. Louis

P.O. Box 442
St. Louis, Missouri 63166-0442

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, nor should it be construed as, an assessment of the financial condition of the 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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INSTITUTION'S CRA RATING: This institution is rated SATISFACTORY.

MA Bank meets the criteria for a Satisfactory rating based on the evaluation of the bank's lending activity. The factors supporting the institution's rating are as follows:

- The loan-to-deposit (LTD) ratio is reasonable given the institution's size, financial condition, and assessment area credit needs.
- A majority of loans and other lending-related activities are in the assessment area.
- The borrower's profile analysis reveals excellent penetration among farms of different revenue sizes and individuals of different income levels, including low- and moderate-income (LMI) levels.
- The geographic distribution of loans reflects a reasonable dispersion throughout the assessment area.
- There were no CRA-related complaints filed against the bank since the previous CRA evaluation.

During the COVID-19 pandemic, the bank responded to the needs of the community through its participation in the CARES Act[1] Paycheck Protection Program (PPP). The bank's participation in the PPP was also considered in the bank's rating.

SCOPE OF EXAMINATION

The bank's CRA performance was evaluated using the Federal Financial Institutions Examination Council's (FFIEC's) Examination Procedures for Small Institutions. Small farm and 1–4 family residential real estate loans were used to evaluate the bank's lending performance, as these loan categories are considered the bank's core business lines based on lending volume and the bank's stated business strategy. Therefore, the loan activity represented by these credit products is deemed indicative of the bank's overall lending performance. Due to the bank's emphasis on agricultural lending, performance based on the small farm loan product carried the most significance toward the bank's overall performance conclusion. The following table details the performance criterion and the corresponding time periods used in each analysis.

[1] Coronavirus Aid, Relief, and Economic Security Act, signed into law on March 27, 2020.

Performance Criterion	Time Period
LTD Ratio	June 30, 2016 – December 31, 2020
Assessment Area Concentration	January 1, 2019 – December 31, 2019
Loan Distribution by Borrower's Profile	
Geographic Distribution of Loans	
Response to Written CRA Complaints	June 27, 2016 – April 25, 2021

Lending Test analyses often entail comparisons of bank performance to assessment area demographics and the performance of other lenders, based on Home Mortgage Disclosure Act (HMDA) and CRA aggregate lending data. Unless otherwise noted, assessment area demographics are based on 2015 American Community Survey data; certain farm demographics are based on 2019 Dun & Bradstreet data. When analyzing bank performance by comparing lending activity to both demographic data and aggregate lending data, greater emphasis is generally placed on the aggregate lending data, because it is expected to describe many factors impacting lenders within an assessment area. Aggregate lending datasets are updated annually and are, therefore, expected to predict more relevant comparisons. In addition, the bank's lending levels were evaluated in relation to those of comparable financial institutions operating in the same general region. Three other banks were identified as similarly situated peers, with asset sizes ranging from $89.9 million to $446.6 million as of December 31, 2020.

To augment this evaluation, two community contact interviews were conducted with members of the local community to ascertain specific credit needs, opportunities, and local market conditions within the bank's assessment areas. Information from these interviews also assisted in evaluating the bank's responsiveness to identified community credit needs. Key details from these community contact interviews are included in the *Description of Assessment Area* section.

DESCRIPTION OF INSTITUTION

MA Bank is a full-service retail bank offering both consumer and commercial loan and deposit products. The bank is wholly owned by Macon-Atlanta Bancorp, Inc., a one-bank holding company headquartered in Macon, Missouri. The bank's branch network consists of two locations, including the main office in Macon. The sole branch office, located in Monroe City, Missouri, is approximately 35 miles southeast of Macon. Both locations have full-service automated teller machines on site, as well as drive-up accessibility and Saturday banking hours of operation. The bank neither closed nor opened any offices during the review period. Also, the bank offers Internet banking and mobile banking, which provides customers access to deposit accounts to pay bills, make transfers and deposits, and check transactions and account balances. Based on this branch network, other service delivery systems, and remote deposit-capture capabilities, the bank is well positioned to deliver financial services to its entire assessment area.

For this review period, no legal impediments or financial constraints were identified that would have hindered the bank from serving the credit needs of its customers, and the bank appeared capable of meeting assessment area credit needs based on its available resources and financial products. As of March 31, 2021, the bank reported total assets of $334.7 million. As of the same date, loans and leases outstanding were $157.7 million (47.1 percent of total assets), and deposits totaled $296.6 million. The bank's loan portfolio composition by credit category is displayed in the following table.

Distribution of Total Loans as of March 31, 2021		
Credit Category	**Amount ($000s)**	**Percentage of Total Loans**
Construction and Development	$3,381	2.1%
Commercial Real Estate	$15,920	10.1%
Multifamily Residential	$223	0.1%
1–4 Family Residential	$21,417	13.5%
Farmland	$60,843	38.5%
Farm Loans	$20,560	13.0%
Commercial and Industrial	$27,315	17.3%
Loans to Individuals	$6,895	4.4%
Total Other Loans	$1,619	1.0%
TOTAL	**$158,173**	**100%**

As indicated by the table above, a significant portion of the bank's lending resources is directed to farm and farmland loans, commercial and industrial loans, and loans secured by 1–4 family residential property.

The bank received a Satisfactory rating at its previous CRA evaluation conducted on June 27, 2016, by this Reserve Bank.

DESCRIPTION OF ASSESSMENT AREA

General Demographics

The assessment area, which has a population of 24,140, is in north central nonmetropolitan statistical area (nonMSA) Missouri and includes the noncontiguous counties of Macon and Monroe in their entireties. Both counties are primarily rural in nature and include small towns. Although not contiguous, these two counties are adjacent at the southeast corner of Macon County and the northwest corner of Monroe County and share similar characteristics.

According to the Federal Deposit Insurance Corporation (FDIC) Deposit Market Share Report data as of June 30, 2020, there are 11 FDIC-insured depository institutions in the assessment area that operate 15 offices. MA Bank (operating 2, or 13.3 percent of offices in the assessment area) ranked first in terms of deposit market share, with 40.2 percent of the total assessment area deposit dollars.

Farmland and agricultural lending products represent the primary credit need in the assessment area, along with a need for a standard blend of consumer loan products. Other credit needs in the assessment area, as noted primarily from community contacts, include loans to small businesses and affordable housing loans.

Income and Wealth Demographics

The following table summarizes the distribution of assessment area census tracts by income level and the family population within those tracts.

Assessment Area Demographics by Geography Income Level						
Dataset	**Low-**	**Moderate-**	**Middle-**	**Upper-**	**Unknown**	**TOTAL**
Census Tracts	0	0	7	1	0	**8**
	0.0%	0.0%	87.5%	12.5%	0.0%	**100%**
Family Population	0	0	5,248	922	0	**6,170**
	0.0%	0.0%	85.1%	14.9%	0.0%	**100%**

As shown above, there are no low- or moderate-income census tracts in the assessment area.

Based on 2015 ACS data, the median family income for the assessment area was $50,978. At the same time, the median family income for nonMSA Missouri was $48,341. More recently, the FFIEC estimates the 2019 median family income for nonMSA Missouri to be $52,400. The following table displays population percentages of assessment area families by income level compared to the nonMSA Missouri family population as a whole.

Family Population by Income Level						
Dataset	**Low-**	**Moderate-**	**Middle-**	**Upper-**	**Unknown**	**TOTAL**
Assessment Area	1,063	1,073	1,501	2,533	0	**6,170**
	17.2%	17.4%	24.3%	41.1%	0.0%	**100%**
nonMSA Missouri	81,150	72,084	84,064	159,212	0	**396,510**
	20.5%	18.2%	21.2%	40.2%	0.0%	**100%**

As shown in the previous table, 34.6 percent of families within the assessment area were considered LMI, which is slightly lower than the LMI family percentage of 38.7 percent in nonMSA Missouri. The percentage of families living below the poverty threshold in the assessment area, 12.2 percent, also falls below the 14.2 percent level in nonMSA Missouri as a whole. Considering these factors, the assessment area appears slightly more affluent than nonMSA Missouri as a whole.

Housing Demographics

Based on housing values, income levels, and rental costs, housing in the assessment area appears to be slightly more affordable than in nonMSA Missouri. The median housing value for the assessment area is $88,868, which is below the figure for nonMSA Missouri, $100,293. In addition, the assessment area housing affordability ratio of 44.3 percent is above the nonMSA Missouri figure of 38.0 percent.

Of all housing units in the assessment area, 20.2 percent are rental units, compared to 23.8 percent of rental units found in nonMSA Missouri. However, the median gross rent for the assessment area of $528 per month is lower than the $611 per month for nonMSA Missouri. Based on this data, housing appears to be within reach of the population in the assessment area.

Industry and Employment Demographics

The assessment area economy is diverse and is supported by a mixture of retail, service-oriented, and manufacturing jobs. The small business sector is strong, as evidenced by Dun & Bradstreet data that estimates 90.1 percent of assessment area businesses earned gross revenues of $1 million or less during 2019. County business patterns indicate that there are 4,460 paid employees in the assessment area. By percentage of employees, the three largest job categories in the assessment area are retail trade (18.2 percent), followed by accommodation and food services (14.5 percent), and manufacturing (13.4 percent). The table below details unemployment data from the U.S. Department of Labor, Bureau of Labor Statistics (not seasonally adjusted) for the assessment area compared to nonMSA Missouri as a whole.

Unemployment Levels for the Assessment Area		
Time Period (Annual Average)	**Assessment Area**	**nonMSA Missouri**
2018	3.1%	3.7%
2019	3.7%	4.0%
2020	5.8%	6.9%

As shown in the table above, unemployment levels for the assessment area, as well as nonMSA Missouri, have shown an increasing trend. However, unemployment levels in the assessment area are lower than nonMSA Missouri levels.

Community Contact Information

Information from two community contacts was used to help shape the performance context in which the bank's activities in this assessment area were evaluated. Of these community contact interviews, one was with an individual specializing in agricultural lending, and one was with a person providing small business support. The community contact interviewees categorized the economy as stable, with moderate growth in agricultural production. Both contacts described an aging population in the assessment area, and noted that young families remaining in the assessment area often travel to other counties for employment. Similar to surrounding counties, the community contact interviewees explained that there is a lack of affordable housing in Macon and Monroe Counties. In addition, one community contact observed that new farmers are challenged with finding available land, start-up costs, and down payment requirements. Loans to small businesses were also identified as a need in the assessment area.

The community contacts characterized local banks as adequately serving the assessment area, though one contact opined that banks are restrictive in their lending practices. Both contacts noted MA Bank as being particularly active in lending and community development in the assessment area.

CONCLUSIONS WITH RESPECT TO PERFORMANCE CRITERIA

Loan-to-Deposit (LTD) Ratio

One indication of the bank's overall level of lending activity is its LTD ratio. The chart below displays the bank's average LTD ratio in comparison to those of regional peers. The average LTD ratio represents a 19-quarter average, dating back to the bank's last CRA evaluation.

LTD Ratio Analysis			
Name	**Headquarters**	**Asset Size ($000s) as of December 31, 2020**	**Average LTD Ratio**
MA Bank	Macon, Missouri	$327,071	61.2%
Regional Banks	Paris, Missouri	$89,908	63.4%
	Kirksville, Missouri	$120,581	50.5%
	Marceline, Missouri	$446,583	89.3%

Based on data in the previous table, the bank's level of lending is generally in line with other banks in the region. During the review period, the LTD ratio maintained a generally stable trend with a 19-quarter average of 61.2 percent; the bank's LTD ratio ranged from a low of 55.6 percent (December 2020) to a high of 66.9 percent (September 2018). The average LTD ratios for two of the regional peers had a generally stable trend, while the third experienced a slight decreasing trend. Therefore, compared to data from regional banks, the bank's average LTD ratio is reasonable given the bank's size, financial condition, and assessment area credit needs.

Assessment Area Concentration

For the loan activity reviewed as part of this evaluation, the following table displays the number and dollar volume of loans inside and outside the bank's assessment area.

Lending Inside and Outside of Assessment Area

January 1, 2019 through December 31, 2019

Loan Type	Inside Assessment Area		Outside Assessment Area		TOTAL	
Small Farm	57	65.5%	30	34.5%	**87**	**100%**
	$3,432	61.0%	$2,192	39.0%	**$5,625**	**100%**
1–4 Family Residential Real Estate	61	80.3%	15	19.7%	**76**	**100%**
	$6,892	79.8%	$1,741	20.2%	**$8,633**	**100%**
TOTAL LOANS	**118**	**72.4%**	**45**	**27.6%**	**163**	**100%**
	$10,324	**72.4%**	**$3,933**	**27.6%**	**$14,257**	**100%**

A majority of loans and other lending-related activities were made in the bank's assessment area. As shown above, 72.4 percent of the total number and dollar volume of loans were made inside the assessment area.

Loan Distribution by Borrower's Profile

Overall, the bank's loan distribution by borrower's profile is excellent, based on performance from both loan categories reviewed.

Small farm loans were reviewed to determine the bank's lending levels to farms of different sizes. The following table shows the distribution of 2019 small farm loans by loan amount and farm revenue size compared to Dun & Bradstreet and aggregate data.

Small Farm Loans by Revenue and Loan Size
Assessment Area: nonMSA Missouri

Farm Revenue and Loan Size		2019						
		Count			Dollars			Farms
		Bank		Aggregate	Bank		Aggregate	
		#	%	%	$ (000s)	$ %	$ %	%
Farm Revenue	$1 Million or Less	55	96.5%	46.7%	2813	81.9%	64.6%	99.5%
Farm Revenue	Over $1 Million/ Unknown	2	3.5%	53.3%	619	18.1%	35.4%	0.5%
Farm Revenue	**TOTAL**	**57**	**100.0%**	**100.0%**	**3432**	**100.0%**	**100.0%**	**100.0%**
Loan Size	$100,000 or Less	48	84.2%	79.3%	1445	42.1%	24.0%	
Loan Size	$100,001–$250,000	5	8.8%	12.6%	797	23.2%	33.1%	
Loan Size	$250,001–$500,000	4	7.0%	8.1%	1190	34.7%	42.9%	
Loan Size	Over $500,000	0	0.0%	0.0%	0	0.0%	0.0%	
Loan Size	**TOTAL**	**57**	**100.0%**	**100.0%**	**3432**	**100.0%**	**100.0%**	
Loan Size – Revenue $1 Million or Less	$100,000 or Less	48	87.3%		1445	51.4%		
Loan Size – Revenue $1 Million or Less	$100,001–$250,000	5	9.1%		797	28.3%		
Loan Size – Revenue $1 Million or Less	$250,001–$1 Million	2	3.6%		571	20.3%		
Loan Size – Revenue $1 Million or Less	Over $1 Million	0	0.0%		0	0.0%		
Loan Size – Revenue $1 Million or Less	**TOTAL**	**55**	**100.0%**		**2813**	**100.0%**		

The bank's level of lending to small farms is excellent. The bank originated the majority of its small farm loans (96.5 percent) to farms with revenues of $1 million or less. In comparison, assessment area demographics estimate that 99.5 percent of farms in the assessment area had annual revenues of $1 million or less. The 2019 aggregate lending level to small farms is 46.7 percent.

Next, borrowers are classified into low-, moderate-, middle-, and upper-income categories by comparing their reported income to the applicable median family income figure as estimated by the FFIEC ($52,400 for nonMSA Missouri as of 2019). The following table shows the distribution of 1–4 family residential real estate loans by borrower income level in comparison to family population income demographics for the assessment area. Additionally, 2019 aggregate data for the assessment area is displayed.

Borrower Distribution of Residential Real Estate Loans
Assessment Area: nonMSA Missouri

Borrower Income Level	Bank Loans				Families by Family Income %	Aggregate HMDA Data	
	#	#%	$	$%		#%	$%
Low	8	13.1%	262	3.8%	17.2%	5.5%	3.1%
Moderate	14	23.0%	1,047	15.2%	17.4%	17.7%	11.5%
Middle	15	24.6%	1,479	21.5%	24.3%	23.4%	21.9%
Upper	24	39.3%	4,104	59.5%	41.1%	36.1%	42.3%
Unknown	0	0.0%	0	0.0%	0.0%	17.4%	21.2%
TOTAL	**61**	**100.0%**	**6,892**	**100.0%**	**100.0%**	**100.0%**	**100.0%**

As displayed in the preceding table, the bank's percentage of lending to low-income borrowers (13.1 percent) is slightly below the low-income family population figure (17.2 percent), but higher than the 2019 aggregate lending level to low-income borrowers (5.5 percent), reflecting reasonable performance. The bank's level of lending to moderate-income borrowers (23.0 percent) is above the moderate-income family population percentage (17.4 percent) and the 2019 aggregate lending level to moderate-income borrowers (17.7 percent), reflecting excellent performance. Therefore, considering performance in both income categories, the bank's overall distribution of loans by borrower's profile is excellent.

Geographic Distribution of Loans

Under the geographic distribution of loans analysis, emphasis is normally placed on the bank's performance in LMI geographies. However, the bank's assessment area does not contain any LMI census tracts. As previously stated, the bank's assessment area is composed of seven middle-income census tracts and one upper-income census tract. Therefore, a detailed geographic distribution of loans analysis would not prove meaningful and was not performed as part of this evaluation. Nevertheless, the loan dispersion within the assessment area census tracts was reviewed, the results of which indicated that loan activity was adequately dispersed throughout the assessment area, consistent with demographics and bank structure. Therefore, the bank's geographic distribution of loans is reasonable.

Responses to Complaints

No CRA-related complaints were filed against the bank during this review period (June 27, 2016 through April 25, 2021).

COVID-19 Pandemic Response

In response to the COVID-19 pandemic, the bank originated 252 PPP loans to farms, totaling $3.7 million. These loans are administered by the Small Business Administration (SBA) as part of the CARES Act. PPP loans are designed to help eligible[2] self-employed or sole proprietor farmers retain workers and staff during the economic hardship resulting from the pandemic.

The bank categorized the PPP loans as SBA loans. The volume of PPP loans originated in 2020 was nearly double the volume of small business loans originated in 2018 and 2019 combined and demonstrates the bank's responsiveness in helping to serve the credit needs of its assessment area.

In addition to participating in the PPP loan program, the bank waived overdraft fees for its customers from April 2020 through September 2020. The bank also deferred loan payments, waived late charges, and made other accommodations on a case-by-case basis for its borrowers.

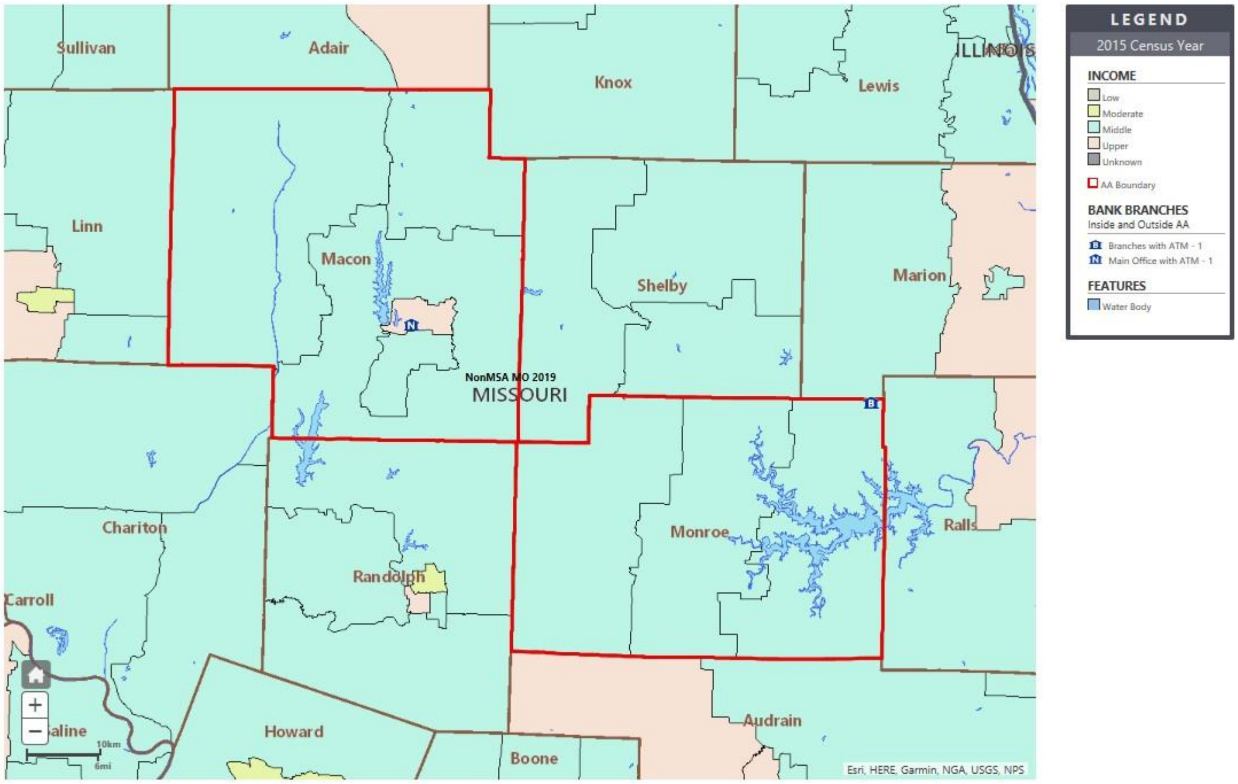
FAIR LENDING OR OTHER ILLEGAL CREDIT PRACTICES REVIEW

Based on findings from the Consumer Affairs examination, including a fair lending analysis performed under Regulation B – Equal Credit Opportunity and the Fair Housing Act requirements, conducted concurrently with this CRA evaluation, no evidence of discriminatory or other illegal credit practices inconsistent with helping to meet community credit needs was identified.

[2] Self-employed or sole proprietor farms are eligible for a PPP loan if 1) they were in operation on February 15, 2020; 2) they have self-employment income; 3) their principal residence is in the U.S.; and 4) they filed or will file an IRS Schedule F – Profit or Loss from Farming form for 2019 or 2020.

ASSESSMENT AREA DETAIL

NonMSA Missouri



GLOSSARY

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 metropolitan area/assessment area.

Assessment area: One or more of the geographic areas delineated by the bank and used by the regulatory agency to assess an institution's record of CRA performance.

Census tract: A small subdivision of metropolitan and nonmetropolitan counties. Census tract boundaries do not cross county lines; however, they may cross the boundaries of metropolitan statistical areas. Census tracts usually have between 2,500 and 8,000 persons, and their physical size varies widely, depending on 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 contact: Interviews conducted as part of the CRA examination to gather information that might assist examiners in understanding the bank's community, available opportunities for helping to meet local credit and community development needs, and perceptions on the performance of financial institutions in helping meet local credit needs. Communications and information gathered can help to provide a context to assist in the evaluation of an institution's CRA performance.

Community development: An activity associated with one of the following five descriptions: (1) affordable housing (including multifamily rental housing) for low- or moderate-income individuals; (2) community services targeted to low- or moderate-income individuals; (3) 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; (4) activities that revitalize or stabilize low- or moderate-income geographies, designated disaster areas, or distressed or underserved nonmetropolitan middle-income geographies; or (5) Neighborhood Stabilization Program (NSP) eligible activities in areas with HUD-approved NSP plans, which are conducted within two years after the date when NSP program funds are required to be spent and benefit low-, moderate-, and middle-income individuals and geographies.

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.

Demographics: The statistical characteristics of human populations (e.g., age, race, sex, and income) used especially to identify markets.

Distressed nonmetropolitan middle-income geography: A middle-income, nonmetropolitan geography will be designated as distressed if it is in a county that meets one or more of the following triggers: (1) an unemployment rate of at least 1.5 times the national average, (2) a poverty rate of 20 percent or more, or (3) a population loss of 10 percent or more between the previous and most recent decennial census or a net migration loss of 5 percent or more over the 5-year period preceding the most recent census.

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 nonrelatives 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 who 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 income of applicants; the amount of loan requested; and the disposition of the application (e.g., approved, denied, and withdrawn).

Home mortgage loans: Includes home purchase and home improvement loans as defined in the HMDA regulation. This definition also includes multifamily (five or more families) dwelling loans, loans for the purchase of manufactured homes, and refinancing of home improvement and home purchase loans.

Household: One or more persons who occupy a housing unit. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements.

Housing affordability ratio: Calculated by dividing the median household income by the median housing value. It represents the amount of single family, owner-occupied housing that a dollar of income can purchase for the median household in the census tract. Values closer to 100 percent indicate greater affordability.

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 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 metropolitan area/assessment area.

Median family income: The dollar amount that divides the family income distribution into two equal groups, half having incomes above the median, half having incomes below the median. The median family income is based on all families within the area being analyzed.

Metropolitan area (MA): A metropolitan statistical area (MSA) or a metropolitan division (MD) as defined by the Office of Management and Budget. An MSA is a core area containing at least one urbanized area of 50,000 or more inhabitants, together with adjacent communities having a high degree of economic and social integration with that core. An MD is a division of an MSA based on specific criteria including commuting patterns. Only an MSA that has a population of at least 2.5 million may be divided into MDs.

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.

Nonmetropolitan statistical area (nonMSA): Not part of a metropolitan area. (See metropolitan area.)

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.

Performance context: The performance context is a broad range of economic, demographic, and institution- and community-specific information that an examiner reviews to understand the context in which an institution's record of performance should be evaluated. The performance context is not a formal or written assessment of community credit needs.

Performance criteria: These are the different criteria against which a bank's performance in helping to meet the credit needs of its assessment area(s) is measured. The criteria relate to lending, investment, retail service, and community development activities performed by a bank. The performance criteria have both quantitative and qualitative aspects. There are different sets of criteria for large banks, intermediate small banks, small banks, wholesale/limited purpose banks, and strategic plan banks.

Performance evaluation (PE): A written evaluation of a financial institution's record of meeting the credit needs of its community, as prepared by the federal financial supervision agency responsible for supervising the institution.

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 multistate 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 multistate metropolitan area, the institution will receive a rating for the multistate metropolitan area.

Small businesses/small farms: A small business/farm is considered to be one in which gross annual revenues for the preceding calendar year were $1 million or less.

Small loan(s) to business(es): That is, "small business loans" are included in "loans to small businesses" as defined in the Consolidated Reports 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 secured by either nonfarm or nonresidential real estate or are classified as commercial and industrial loans. However, thrift institutions may also exercise the option to report loans secured by nonfarm residential real estate as "small business loans" if the loans are reported on the TFR as nonmortgage, commercial loans.

Small loan(s) to farm(s): That is, "small farm loans" are included in "loans to small farms" as defined in the instructions for preparation of the Consolidated Reports 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.

Underserved middle-income geography: A middle-income, nonmetropolitan geography will be designated as underserved if it meets criteria for population size, density, and dispersion that indicate the area's population is sufficiently small, thin, and distant from a population center that the tract is likely to have difficulty financing the fixed costs of meeting essential community needs.

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