



## **PUBLIC DISCLOSURE**

February 27, 2023

### **COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION**

Siouxland Bank  
RSSD# 472951

1001 West 29th Street  
South Sioux City, Nebraska 68776

Federal Reserve Bank of Kansas City  
1 Memorial Drive  
Kansas City, Missouri 64198

**NOTE:** This document is an evaluation of this bank'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 bank. This evaluation is not, nor should it be construed as, an assessment of the financial condition of this bank. The rating assigned to this bank does not represent an analysis, conclusion or opinion of the federal financial supervisory agency concerning the safety and soundness of this financial bank.

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## **INSTITUTION'S COMMUNITY REINVESTMENT ACT RATING**

Siouxland Bank (the bank) is rated Satisfactory. This rating is based on the following conclusions with respect to the performance criteria:

- The bank's net loan-to-deposit ratio (NLTD) is reasonable given the bank's size, financial condition, and assessment area (AA) credit needs.
- A majority of the bank's loans are originated inside the AA.
- A reasonable distribution of loans by income level of geography occurs throughout the bank's AA.
- Lending reflects a reasonable distribution among individuals of different income levels, including low- and moderate-income, and businesses of different sizes.
- Neither the bank nor the Federal Reserve Bank of Kansas City (Reserve Bank) received any Community Reinvestment Act (CRA)-related complaints since the previous evaluation.

## **SCOPE OF EXAMINATION**

Examiners utilized the Federal Financial Institutions Examination Council's (FFIEC's) *Interagency Examination Procedures for Small Institutions* to evaluate the bank's CRA performance. The evaluation considered CRA performance context, including the bank's asset size, financial condition, business strategy, and market competition, as well as AA demographic and economic characteristics, and credit needs. In addition, available aggregate data for the most recent three years (2019, 2020, and 2021) was referenced for additional perspective to gauge credit demand within the bank's AA. Lending performance was assessed within the bank's only AA. Examiners reviewed the following data:

- The bank's 20-quarter average NLTD ratio,
- A universe of 42 home mortgage loans originated between January 1, 2021, and December 31, 2021.
- A statistical sample of 90 small business loans from a universe of 163 loans originated between January 1, 2021, and December 31, 2021.

An equal weight was placed on each lending category given the loan portfolio composition.

## **DESCRIPTION OF INSTITUTION**

The bank is a community bank headquartered in South Sioux City, Nebraska. The bank's characteristics include:

- The bank is a wholly owned by Siouxland National Corporation, South Sioux City, Nebraska.
- The bank had total assets of \$87.8 million as of September 30, 2022.
- The bank operates one full-service location in South Sioux City, Nebraska.
- One cash-dispensing automated teller machine is located at the bank’s main office.
- As shown in the table below, the bank’s primary business focus is residential and commercial lending.

**Table 1**

<b>Composition of Loan Portfolio as of September 30, 2022</b>		
<b>Loan Type</b>	<b>\$(000)</b>	<b>%</b>
Construction and Land Development	641	2.0
Farmland	4,315	13.5
1- to 4-Family Residential Real Estate	9,580	29.9
Multifamily Residential Real Estate	0	0.0
NonFarm Non-Residential Real Estate	5,346	16.7
Agricultural	2,096	6.5
Commercial and Industrial	4,097	12.8
Consumer	1,676	5.2
Other	4,264	13.3
<b>Gross Loans</b>	<b>32,015</b>	<b>100.0</b>
<i>Note: Percentages may not total 100.0 percent due to rounding.</i>		

The bank was rated Satisfactory under the CRA at its June 11, 2018 performance evaluation. There are no known legal, financial, or other factors impeding the bank’s ability to help meet the credit needs in its communities.

**DESCRIPTION OF ASSESSMENT AREA**

The bank’s Dakota County AA consists of Dakota County in its entirety. The bank’s AA includes one of the four counties that comprise the Sioux City, Iowa-Nebraska Metropolitan Statistical Area (MSA) (see Appendix A for an AA map and Appendix B for additional demographic data).

- The delineation of the AA has not changed since the prior evaluation.
- The AA is comprised of four total census tracts: one moderate-, two middle-, and one upper-income census tract. The income designations for each census tract are unchanged from the prior evaluation.

- Based on the June 30, 2022 Federal Deposit Insurance Corporation (FDIC) Deposit Market Share Report, the bank ranks 3<sup>rd</sup> out of 6 FDIC-insured depository institutions operating in the AA, with a 23.1 percent deposit market share.
- To further augment the CRA performance evaluation, an interview was conducted with a member of the community within the bank’s AA to ascertain the credit needs of area communities, the responsiveness of area banks in meeting those credit needs, and current demographic characteristics. The community member represented an organization focused on economic development.

**Table 2**

<b>Population Change</b>			
<b>Assessment Area: Dakota County</b>			
<b>Area</b>	<b>2010 Population</b>	<b>2015 Population</b>	<b>Percent Change</b>
Dakota County	21,006	20,798	(1.0)
Sioux City, IA-NE-SD MSA	143,577	144,036	0.3
Nebraska	1,826,341	1,869,365	2.4
<i>Source: 2010 U.S. Census Bureau: Decennial Census 2011 – 2015 U.S. Census Bureau: American Community Survey</i>			

- According to 2020 U.S. Census Bureau data, the AA’s population increased slightly to 21,582 residents, reflecting a 3.8 percent increase from 2015 to 2020.

**Table 3**

<b>Median Family Income Change</b>			
<b>Assessment Area: Dakota County</b>			
<b>Area</b>	<b>2010 Median Family Income</b>	<b>2015 Median Family Income</b>	<b>Percent Change</b>
Dakota County	57,465	54,887	(4.5)
Sioux City, IA-NE-SD MSA	60,934	59,402	(2.5)
Nebraska	67,393	67,225	(0.2)
<i>Source: 2006 – 2010 U.S. Census Bureau: American Community Survey 2011 – 2015 U.S. Census Bureau: American Community Survey</i>			
<i>Note: Median family incomes have been inflation-adjusted and are expressed in 2015 dollars.</i>			

- The percentage of families living below the poverty level in the AA, at 17.0 percent, is above the statewide and MSA figures, at 8.8 percent and 10.8 percent, respectively.
- The percentage of low-income families in the AA, at 25.6 percent, is above the statewide and MSA figures, at 19.6 percent and 20.4 percent, respectively.

**Table 4**

<b>Housing Cost Burden</b>						
<b>Assessment Area: Dakota County</b>						
<b>Area</b>	<b>Cost Burden - Renters</b>			<b>Cost Burden - Owners</b>		
	<b>Low Income</b>	<b>Moderate Income</b>	<b>All Renters</b>	<b>Low Income</b>	<b>Moderate Income</b>	<b>All Owners</b>
Dakota County	70.4	25.0	28.9	58.5	17.9	12.6
Sioux City, IA-NE-SD MSA	69.5	32.2	34.1	56.9	23.0	13.0
Nebraska	72.0	26.8	36.8	61.0	29.5	16.2

*Cost Burden is housing cost that equals 30 percent or more of household income.*  
Source: U.S. Department of Housing and Urban Development, 2014-2018 Comprehensive Housing Affordability Strategy

- The median housing value of \$111,364 in the AA is below the statewide figure of \$133,200 and above the MSA figure of \$105,383.
- The percentage of single-family housing, at 72.6 percent, is below the statewide and MSA figures, at 76.4 percent and 77.2 percent, respectively.
- The median age of housing stock in the AA is 47 years, which is higher than the statewide figure of 44 years but lower than the MSA figure of 52 years.
- The percentage of AA housing units that are mobile homes is 10.5 percent, which is above the statewide and MSA figures, at 3.6 percent and 4.4 percent, respectively.
- A community contact indicated that South Sioux City, Nebraska is seeing major housing developments, with several residential housing projects with single-family homes and apartment buildings.

**Table 5**

<b>Unemployment Rates</b>					
<b>Assessment Area: Dakota County</b>					
<b>Area</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>
Dakota County	4.1	3.6	3.9	4.7	3.0
Sioux City, IA-NE-SD MSA	3.3	2.7	2.8	5.0	4.0
Nebraska	3.0	2.9	3.0	4.1	2.5

Source: Bureau of Labor Statistics: Local Area Unemployment Statistics

- As of December 31, 2022, the unemployment rate for Dakota County was 3.2 percent.
- Major industries in the AA include manufacturing, education, health and social services, retail trade, and construction.

**CONCLUSIONS WITH RESPECT TO PERFORMANCE CRITERIA**

The bank’s overall lending test performance is Satisfactory. All performance criteria were equally weighted in the evaluation.

**Net Loan-to-Deposit Ratio**

This performance criterion evaluates the bank’s average NLTD ratio to determine the reasonableness of lending considering performance context, such as the bank’s capacity to lend, the availability of lending opportunities, the demographic and economic factors present in the AA, and in comparison, to similarly situated FDIC-insured institutions. The similarly situated institutions were selected based on asset size, portfolio makeup, and geographic proximity.

The bank’s NLTD ratio is reasonable. The bank’s 20-quarter average NLTD ratio, at 50.6 percent, is within the range of four similarly situated institutions. The bank’s NLTD position in relation to the similarly situated banks is primarily due to total deposit growth and has been driven by pandemic-related deposits (higher savings rates, stimulus funds, Paycheck Protection Program funds), a merger within the bank’s trade area, and an increase in public deposits.

**Table 6**

Comparative NLTD Ratios December 31, 2017 – September 30, 2022			
Institution	Location	Asset Size \$(000)	NLTD Ratio (%)
			20-Quarter Average
Siouxland Bank	South Sioux City, Nebraska	87,788	50.6
<b>Similarly Situated Institutions</b>			
First Community Bank	Beemer, Nebraska	202,659	85.9
Bank of Dixon County	Ponca, Nebraska	120,681	77.5
Pioneer Bank	Sergeant Bluff, Iowa	246,943	87.3
Sloan State Bank	Sloan, Iowa	67,211	47.2

**Assessment Area Concentration**

This performance criterion evaluates the percentage of lending extended inside and outside of the AA. The bank originated a majority of loans, by number volume, inside the AA and a majority of loans, by dollar volume, outside the AA.

**Table 7**

Lending Inside and Outside the Assessment Area								
Loan Type	Inside				Outside			
	#	#%	\$(000)	%	#	#%	\$(000)	%
Residential Loans	21	50.0	2,002	32.8	21	50.0	4,104	67.2
Small Business	49	54.4	2,367	70.8	41	45.6	975	29.2
<b>Total Loans</b>	<b>70</b>	<b>53.0</b>	<b>4,370</b>	<b>46.2</b>	<b>62</b>	<b>47.0</b>	<b>5,079</b>	<b>53.8</b>

Note: Percentages may not total 100.0 percent due to rounding.

**Geographic Distribution of Loans**

This performance criterion evaluates the bank’s distribution of lending within its AA by income level of census tracts with consideration given to the dispersion of loans throughout the AA. The bank’s geographic distribution of loans reflects reasonable distribution among the different census tracts throughout the AA.

Home Mortgage Lending

The geographic distribution of home mortgage lending is reasonable. The distribution of home mortgage lending in the moderate-income census tract was comparable to the percentage of owner-occupied units. In addition, an evaluation of the bank’s dispersion of home mortgage lending revealed no material gaps throughout the AA.

**Table 8**

Distribution of 2021 Residential Lending By Income Level of Geography					
Assessment Area: Dakota County					
Geographic Income Level	Bank Loans				Owner Occupied Units %
	#	#%	\$(000)	%	
Low	0	0.0	0	0.0	0.0
Moderate	3	14.3	293	14.6	19.5
Middle	10	47.6	1,037	51.8	57.9
Upper	8	38.1	673	33.6	22.6
Unknown	0	0.0	0	0.0	0.0
Tract-Unk	0	0.0	0	0.0	
<b>Total</b>	<b>21</b>	<b>100.0</b>	<b>2,002</b>	<b>100.0</b>	<b>100.0</b>

Source: 2021 FFIEC Census Data  
2011-2015 U.S. Census Bureau: American Community Survey  
Note: Percentages may not total 100.0 percent due to rounding.

Small Business Lending

The geographic distribution of small business lending is poor. The percentage of small business loans originated in the moderate-income census tract is below the percentage of businesses operating within the AA’s moderate-income census tract.

A three-year analysis of aggregate lending data submitted by CRA reporters in the AA noted an average lending distribution of 26.8 percent by number volume. While aggregate CRA data is not a direct comparator in evaluating the bank’s performance, this data reflects small business credit demand in the moderate-income census tract in the AA.

Aside from the noted lower volume of loans in the moderate-income census tract, the evaluation of the bank’s dispersion of small business lending revealed no additional gaps throughout the AA.

**Table 9**

<b>Distribution of 2021 Small Business Lending By Income Level of Geography</b>					
<b>Assessment Area: Dakota County</b>					
<b>Geographic Income Level</b>	<b>Bank Loans</b>				<b>Total Businesses %</b>
	<b>#</b>	<b>#%</b>	<b>\$(000)</b>	<b>\$%</b>	
<b>Low</b>	0	0.0	0	0.0	0.0
<b>Moderate</b>	7	14.3	457	19.3	25.8
<b>Middle</b>	27	55.1	1,646	69.5	53.1
<b>Upper</b>	15	30.6	265	11.2	21.1
<b>Unknown</b>	0	0.0	0	0.0	0.0
<b>Tract-Unk</b>	0	0.0	0	0.0	0.0
<b>Total</b>	49	100.0	2,367	100.0	100.0

*Source: 2021 FFIEC Census Data  
2021 Dun & Bradstreet Data  
2011-2015 U.S. Census Bureau: American Community Survey*

*Note: Percentages may not total 100.0 percent due to rounding.*

**Lending to Borrowers of Different Income Levels and to Businesses of Different Sizes**

This performance criterion evaluates the bank’s lending to borrowers of different income levels and businesses of different revenue sizes. The bank’s lending has a reasonable distribution among individuals of different income levels and businesses of different sizes.

Home Mortgage Lending

The borrower distribution of home mortgage lending is reasonable. While lending to low-income borrowers was below the percentage of low-income families in the AA, lending to moderate-income borrowers was above the percentage of moderate-income families.

Additional performance context was considered in relation to the bank’s lending performance to low-income borrowers. A review of the most recent three-year average of Home Mortgage Disclosure Act (HMDA) aggregate lending data submitted by HMDA reporters was conducted. This data indicated aggregate lenders were lending to low-income borrowers at 5.3 percent by number volume. Although aggregate data is not a direct comparator in evaluating the bank’s performance, this data reflects the overall limited demand for home mortgage loans by low-income borrowers in the AA, which supports the bank’s reasonable lending performance.

In addition, 70.4 percent of low-income renters in the AA are considered cost burdened, further indicating there is low demand for home mortgage loans from low-income

borrowers. Cost burdened individuals are those with housing costs that equal 30.0 percent or more of household income. These individuals often have challenges in accumulating sufficient funds for a mortgage loan down payment. Based on this additional context, the bank’s home mortgage lending performance is considered reasonable.

**Table 10**

Distribution of 2021 Residential Lending By Borrower Income Level					
Assessment Area: Dakota County					
Borrower Income Level	Bank Loans				Families by Family
	#	%	\$(000)	%	Income %
Low	2	9.5	97	4.8	25.6
Moderate	8	38.1	715	35.7	15.0
Middle	3	14.3	314	15.7	25.8
Upper	8	38.1	877	43.8	33.6
Unknown	0	0.0	0	0.0	0.0
<b>Total</b>	21	100.0	2,002	100.0	100.0

*Source: 2021 FFIEC Census Data  
2011-2015 U.S. Census Bureau: American Community Survey*

*Note: Percentages may not total 100.0 percent due to rounding.*

**Small Business Lending**

The borrower distribution of small business lending is reasonable. The bank’s lending to businesses with revenues of \$1.0 million or less was comparable to the percentage of businesses operating in the AA with revenues of \$1.0 million or less. Additionally, 89.8 percent of small business loans were originated in amounts of \$100,000 or less, which reflects the bank’s willingness to meet the credit needs of small businesses in the AA.

**Table 11**

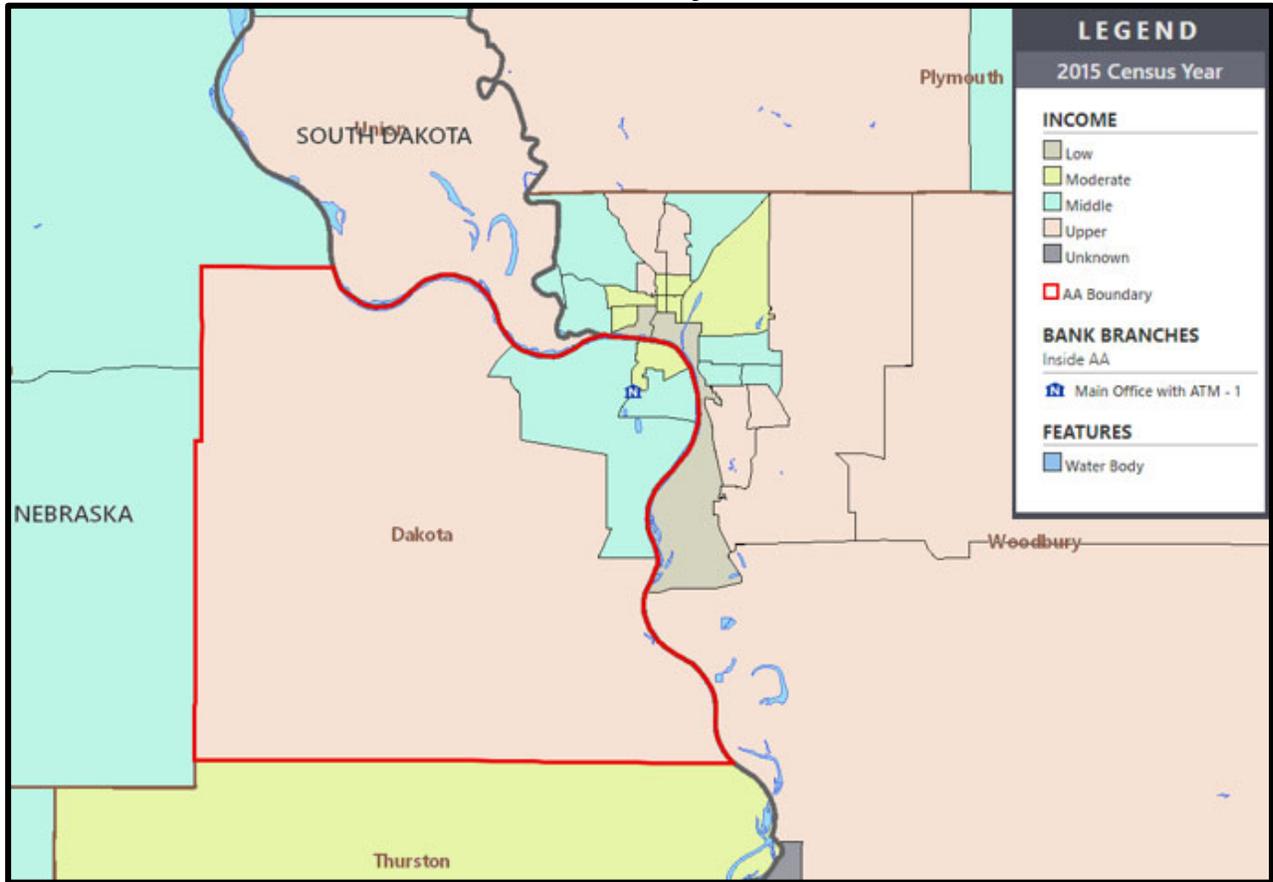
<b>Distribution of 2021 Small Business Lending By Revenue Size of Businesses</b>					
<b>Assessment Area: Dakota County</b>					
	<b>Bank Loans</b>				<b>Total Businesses %</b>
	<b>#</b>	<b>#%</b>	<b>\$(000)</b>	<b>%</b>	
<b>By Revenue</b>					
<b>\$1 Million or Less</b>	35	71.4	643	27.2	88.6
<b>Over \$1 Million</b>	10	20.4	1,598	67.5	10.0
<b>Revenue Unknown</b>	4	8.2	126	5.3	1.4
<b>Total</b>	49	100.0	2,367	100.0	100.0
<b>By Loan Size</b>					
<b>\$100,000 or Less</b>	44	89.8	958	40.5	
<b>\$100,001 - \$250,000</b>	4	8.2	659	27.8	
<b>\$250,001 - \$1 Million</b>	1	2.0	750	31.7	
<b>Total</b>	49	100.0	2,367	100.0	
<b>By Loan Size and Revenues \$1 Million or Less</b>					
<b>\$100,000 or Less</b>	34	97.1	480	74.7	
<b>\$100,001 - \$250,000</b>	1	2.9	163	25.3	
<b>\$250,001 - \$1 Million</b>	0	0.0	0	0.0	
<b>Total</b>	35	100.0	643	100.0	
<i>Source: 2021 FFIEC Census Data            2021 Dun &amp; Bradstreet Data            2011-2015 U.S. Census Bureau: American Community Survey</i>					
<i>Note: Percentages may not total 100.0 percent due to rounding.</i>					

**FAIR LENDING OR OTHER ILLEGAL CREDIT PRACTICES REVIEW**

Compliance with the substantive provisions of antidiscrimination and other consumer protection laws and regulations, including the Equal Credit Opportunity Act and the Fair Housing Act, was considered as part of this CRA evaluation. No evidence of a pattern or practice of discrimination on a prohibited basis or of other illegal credit practices inconsistent with helping to meet community credit needs was identified.

**APPENDIX A – MAP OF THE ASSESSMENT AREA**

**Dakota County AA**



**APPENDIX B – DEMOGRAPHIC INFORMATION**  
**Table B-1**

2021 Dakota County AA Demographics								
Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low	0	0.0	0	0.0	0	0.0	1,402	25.6
Moderate	1	25.0	1,614	29.4	556	34.4	823	15.0
Middle	2	50.0	2,815	51.3	324	11.5	1,416	25.8
Upper	1	25.0	1,056	19.3	50	4.7	1,844	33.6
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
<b>Total AA</b>	<b>4</b>	<b>100.0</b>	<b>5,485</b>	<b>100.0</b>	<b>930</b>	<b>17.0</b>	<b>5,485</b>	<b>100.0</b>
	Housing Units by Tract	Housing Type by Tract						
		Owner-occupied			Rental		Vacant	
		#	% by tract	% by unit	#	% by unit	#	% by unit
Low	0	0	0.0	0.0	0	0.0	0	0.0
Moderate	2,393	928	19.5	38.8	1,411	59.0	54	2.3
Middle	3,860	2,758	57.9	71.5	863	22.4	239	6.2
Upper	1,474	1,074	22.6	72.9	256	17.4	144	9.8
Unknown	0	0	0.0	0.0	0	0.0	0	0.0
<b>Total AA</b>	<b>7,727</b>	<b>4,760</b>	<b>100.0</b>	<b>61.6</b>	<b>2,530</b>	<b>32.7</b>	<b>437</b>	<b>5.7</b>
	Total Businesses by Tract	Businesses by Tract & Revenue Size						
		Less Than or = \$1 Million		Over \$1 Million		Revenue Not Reported		
		#	%	#	%	#	%	
Low	0	0.0	0	0.0	0	0.0	0	0.0
Moderate	183	25.8	165	26.2	15	21.1	3	30.0
Middle	377	53.1	331	52.6	42	59.2	4	40.0
Upper	150	21.1	133	21.1	14	19.7	3	30.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
<b>Total AA</b>	<b>710</b>	<b>100.0</b>	<b>629</b>	<b>100.0</b>	<b>71</b>	<b>100.0</b>	<b>10</b>	<b>100.0</b>
<b>Percentage of Total Businesses:</b>				<b>88.6</b>		<b>10.0</b>		<b>1.4</b>
	Total Farms by Tract	Farms by Tract & Revenue Size						
		Less Than or = \$1 Million		Over \$1 Million		Revenue Not Reported		
		#	%	#	%	#	%	
Low	0	0.0	0	0.0	0	0.0	0	0.0
Moderate	1	1.9	1	1.9	0	0.0	0	0.0
Middle	9	17.3	9	17.3	0	0.0	0	0.0
Upper	42	80.8	42	80.8	0	0.0	0	0.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
<b>Total AA</b>	<b>52</b>	<b>100.0</b>	<b>52</b>	<b>100.0</b>	<b>0</b>	<b>0.0</b>	<b>0</b>	<b>0.0</b>
<b>Percentage of Total Farms:</b>				<b>100.0</b>		<b>0.0</b>		<b>0.0</b>
Source: 2021 FFIEC Census Data 2021 Dun & Bradstreet Data 2011-2015 U.S. Census Bureau: American Community Survey Note: Percentages may not total 100.0 percent due to rounding.								

## **APPENDIX C – 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.

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

**Community development:** Affordable housing (including multifamily rental housing) for low- or moderate-income individuals; community services targeted to low- or moderate-income individuals; activities that promote economic development by financing businesses or farms that meet the size eligibility standards of the Small Business Administration's Development Company or Small Business Investment Company programs (13 CFR 121.301) or have gross annual revenues of \$1 million or less; or, activities that revitalize or stabilize low- or moderate-income geographies, designated disaster areas; or designated distressed or underserved nonmetropolitan middle-income 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, 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 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 is analyzed considering performance context, quantitative factors (for example, geographic distribution, borrower distribution, and total number and dollar amount of investments), and qualitative factors (for example, innovativeness, complexity, and responsiveness).

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

**Home Mortgage Disclosure Act (HMDA):** The statute that requires certain mortgage lenders that do business or have banking offices in a metropolitan statistical area to file annual summary reports of their mortgage lending activity. The reports include such data as the race, gender, and the income of applications, the amount of loan requested, and the disposition of the application (for example, 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 refinancings of home improvement and home purchase loans.

**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 is analyzed using only quantitative factors (for example, 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.

**Metropolitan area (MA):** A metropolitan statistical area (MSA) or a metropolitan division (MD) as defined by the Office of Management and Budget. A 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. A MD is a division of a MSA based on specific criteria including commuting patterns. Only a 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 area (NonMSA):** Any area that is not located within an MSA.

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

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

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

**Rated area:** A rated area is a state or 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. For these institutions, no state ratings will be received unless the bank also maintains deposit facilities outside of the multistate metropolitan area. CRA activity is captured in either a state rating or a multistate metropolitan area rating, but not both.

**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. 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):** A loan included in 'loans to small farms' as defined in the Consolidated Reports of Condition and Income (Call Report) instructions. 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.

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