



PUBLIC DISCLOSURE

May 24, 2021

COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION

**First State Bank Nebraska
RSSD# 499453**

2701 Grainger Parkway
Lincoln, Nebraska 68516

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

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 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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INSTITUTION'S COMMUNITY REINVESTMENT ACT RATING

This institution is rated: **Satisfactory**
The Lending Test is rated: **Satisfactory**
The Community Development Test is rated: **Satisfactory**

First State Bank Nebraska (the bank) is rated Satisfactory. This rating is based on the following conclusions with respect to the performance criteria under the Lending and Community Development Tests.

- The bank's net loan-to-deposit (NLTD) ratio is more than reasonable given the bank's size, financial condition, and credit needs of its assessment areas (AAs).
- A majority of the bank's loans are originated in its AAs.
- The bank's distribution of loans by income level of geography is poor.
- Lending reflects a reasonable penetration among individuals of different income levels, including low- and moderate-income (LMI), and businesses and farms of different sizes.
- Neither the bank nor the Federal Reserve Bank of Kansas City received any Community Reinvestment Act (CRA)-related complaints since the previous evaluation.
- Community development (CD) activity reflects adequate responsiveness to the CD needs of the bank's AAs.

SCOPE OF EXAMINATION

The Federal Financial Institutions Examination Council's (FFIEC's) *Interagency Examination Procedures for Intermediate Small Institutions* were utilized 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. Performance was assessed within the bank's Lincoln Metropolitan AA, Omaha Metropolitan AA, and Southeast Nebraska AA. The following data was reviewed:

- The bank's 17-quarter average NLTD ratio.
- The universe of 231 home mortgage loans reported on the bank's 2019 Home Mortgage Disclosure Act (HMDA) Loan/Application Register.
- A statistical sample of 155 small business loans from a universe of 651 loans, as well as a statistical sample of 149 small farm loans from a universe of 567 loans. All small business and small farm loans were originated from January 1, 2020 through December 31, 2020.
- CD loans, qualified investments, and CD services from January 10, 2017 through December 31, 2020.

For this evaluation, performance was assessed using the full-scope review procedures for each of the bank's AAs. In determining the institution's overall CRA rating, more weight was placed on the bank's performance within the Lincoln Metropolitan AA and Southeast Nebraska AA. Specific to the lending analysis, more emphasis was placed on small business and small farm loans due to the bank's strategic focus on these products. In addition, more consideration was given to the volume of loan originations

than the dollar amount, as this is more representative of the numbers of individuals or entities served. Additionally, for HMDA lending, more emphasis was placed on the bank's performance in comparison to aggregate lending data, rather than relative demographic figures, as aggregate lending data is considered more representative of credit demand. Furthermore, in determining the bank's overall lending performance rating, more weight was placed on the bank's borrower distribution analysis. In determining the bank's performance under the CD Test, more weight was given to the bank's CD lending activities.

In the Lincoln Metropolitan AA and Southeast Nebraska AA, home purchase and home refinance lending were each evaluated independently, while home improvement, multifamily, and other purpose closed/exempt lending were not evaluated due to a lack of volume, making an analysis not meaningful. However, due to an overall limited volume in the Omaha Metropolitan AA, home mortgage lending was evaluated collectively.

DESCRIPTION OF INSTITUTION

The bank is a community bank headquartered in Lincoln, Nebraska. The bank's characteristics include:

- The bank is a wholly-owned subsidiary of First State Holding Company.
- As of December 31, 2020, the bank had total assets of \$755.7 million (MM).
- In addition to its main office in Lincoln, the bank has 17 additional branches located in Lincoln, Nehawka, Plattsmouth, Beatrice, Cortland, Filley, Pickrell, Hallam, Hickman, Waverly, De Witt, Dorchester, Western, Wilber, and Yutan, Nebraska. Since the prior evaluation, the bank also converted a branch office in Firth, Nebraska, to a loan production office (LPO).
- The bank has deposit taking automated teller machines (ATMs) at each of its branches, with the exception of the Nehawka, Plattsmouth, Dewitt, and Dorchester locations that have cash dispensing-only ATMs.
- The bank's primary business focus is agricultural and commercial lending. The bank also originates a significant volume of home mortgage loans that are sold into the secondary market, which are not reflected in the loan portfolio totals detailed below in Table 1.

**TABLE 1
COMPOSITION OF LOAN PORTFOLIO
AS OF DECEMBER 31, 2020**

Loan Type	\$(000)	%
Agricultural	221,472	41.7
Commercial	210,294	39.6
Residential Real Estate	83,130	15.6
Other	9,186	1.7
Consumer	7,246	1.4
Gross Loans	531,328	100.0

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

The bank was rated Satisfactory under the CRA at its January 9, 2017 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.

CONCLUSIONS WITH RESPECT TO PERFORMANCE TESTS

The bank's overall performance under the CRA is Satisfactory. In the following sections, the performance evaluation first discusses the bank's overall performance based on the bank's NLTD ratio and level of lending, including CD activities, within its delineated AAs. This information is followed by a more in-depth analysis of the bank's record of lending and CD activities within each specific AA.

LENDING TEST

Net Loan-to-Deposit Ratio

This performance criterion evaluates the bank's average NLTD ratio to determine the reasonableness of lending in light of performance context, such as the bank's capacity to lend, the availability of lending opportunities, the demographic and economic factors present in the bank's AAs, and in comparison to several similarly situated Federal Deposit Insurance Corporation (FDIC)-insured institutions. The similarly situated institutions were selected based on asset size, product offerings, and location. Overall, the bank's NLTD ratio is more than reasonable, as it exceeds three of the four NLTD ratios reported by similarly situated banks.

**TABLE 2
COMPARATIVE NLTD RATIOS**

Institution	Location	Asset Size (\$000s)	NLTD Ratio (%)
			17-Quarter Average
First State Bank Nebraska	Lincoln, Nebraska	755,752	97.8
Security First Bank	Lincoln, Nebraska	1,305,308	85.7
Jones Bank	Seward, Nebraska	357,337	73.0
First Nebraska Bank	Valley, Nebraska	312,435	77.5
Arbor Bank	Nebraska City, Nebraska	484,834	99.6

Assessment Area Concentration

This performance criterion evaluates the percentage of lending extended inside and outside of the bank’s AAs. Overall, a majority of the bank’s loans, by number and dollar, are originated inside its three AAs.

**TABLE 3
LENDING INSIDE AND OUTSIDE THE AAs**

Loan Type	Inside				Outside			
	#	\$(000)	#%	\$%	#	\$(000)	#%	\$%
Home Purchase	86	13,118	81.1	71.2	20	5,316	18.9	28.8
Home Refinance	93	14,514	93.9	91.2	6	1,409	6.1	8.8
Home Improvement	7	276	77.8	86.8	2	42	22.2	13.2
Multifamily	9	2,924	75.0	43.4	3	3,806	25.0	56.6
Other Closed/Exempt	3	194	60.0	66.2	2	99	40.0	33.8
Total HMDA Loans	198	31,026	85.7	74.4	33	10,672	14.3	25.6
Small Business Loans	120	10,488	77.4	73.6	35	3,764	22.6	26.4
Small Farm Loans	135	21,825	90.6	88.3	14	2,886	9.4	11.7
Total Loans	453	63,339	84.7	78.5	82	17,322	15.3	21.5

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

Geographic Distribution of Loans

This performance criterion evaluates the bank’s distribution of lending within its AAs by income level of census tracts. The bank’s overall geographic distribution of loans reflects poor penetration throughout its AAs. For this evaluation, more weight was placed on the Lincoln Metropolitan AA, as a higher percentage of the bank’s lending and deposits are in this AA. The bank’s lending reflects poor penetration in the Lincoln Metropolitan AA, while the bank’s performance was reasonable in the Southeast Nebraska AA. A geographic distribution analysis was not performed for the Omaha Metropolitan AA, as the AA consists entirely of middle-income census tracts and, therefore, would not provide a meaningful analysis.

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

This performance criterion evaluates the bank's lending to borrowers of different income levels and to businesses and farms of different revenue sizes. Overall, the bank's lending within the Lincoln Metropolitan AA, Omaha Metropolitan AA, and Southeast Nebraska AA demonstrate reasonable penetration among borrowers of different income levels and to businesses and farms of different revenue sizes.

COMMUNITY DEVELOPMENT TEST

The CD test evaluates the bank's responsiveness to the CD needs of its AAs through CD loans, qualified investments, and CD services, considering the bank's capacity and the need and availability of such opportunities in the bank's AAs. The bank's overall CD performance demonstrates adequate responsiveness. The CD test ratings for the Lincoln Metropolitan AA, Omaha Metropolitan AA, and Southeast Nebraska AA were consistent with the overall CD performance rating. For this evaluation, a majority of the bank's CD loans were originated in the Lincoln Metropolitan AA, while all investments were originated in the Southeast Nebraska AA.

In addition to the bank's evaluated CD activities, acknowledgment is given to the bank's lending-related response measures that secured funding for customers via Paycheck Protection Program (PPP) loans offered through the Small Business Administration. In total, the bank supported 850 customers that received \$23.3MM in funding. For this evaluation, the bank's PPP loans were considered in assessing the bank's lending performance, rather than community development. However, the bank's response measures to the significant financial burden placed on consumers, small businesses, and small farms related to the COVID-19 health pandemic warrants mentioning in this evaluation.

Additionally, based on the bank adequately meeting the CD needs of its AAs, consideration also was given to CD activities that took place outside of the bank's delineated AAs, but within the broader statewide/regional area. This included two CD loans totaling \$1.1MM originated in Omaha and Kearney, Nebraska, for the purpose of economic development.

TABLE 4 COMMUNITY DEVELOPMENT ACTIVITIES									
Community Development Purpose	Community Development Loans		Qualified Investments						Community Development Services
			Investments		Donations		Total Investments		
	#	\$(000)	#	\$(000)	#	\$(000)	#	\$(000)	#
Affordable Housing	1	1,982	0	0	1	2	1	2	1
Community Services	0	0	2	415	49	26	51	441	44
Economic Development	15	10,564	0	0	0	0	0	0	1
Revitalization and Stabilization	2	1,040	3	600	0	0	3	600	5
Totals	18	13,586	5	1,015	50	28	55	1,043	51

FAIR LENDING OR OTHER ILLEGAL CREDIT PRACTICES REVIEW

An evaluation of the bank's fair lending activities was conducted during the examination to determine compliance with the substantive provisions of antidiscrimination laws and regulations, including the Equal Credit Opportunity Act and the Fair Housing Act. No evidence of discriminatory or other illegal credit practices inconsistent with helping meet community credit needs was identified.

**LINCOLN METROPOLITAN ASSESSMENT AREA
(Full-Scope Review)**

DESCRIPTION OF THE INSTITUTION’S OPERATIONS IN LINCOLN METROPOLITAN AA

The bank’s AA is comprised of Lancaster County in its entirety, which is one of two counties that comprise the Lincoln, Nebraska Metropolitan Statistical Area (MSA). Refer to Appendix A for a map of the AA.

- The AA is comprised of 5 low-, 21 moderate-, 21 middle-, 22 upper-, and 5 unknown-income census tracts. Although the total number of census tracts is unchanged from the prior evaluation, the composition of the AA previously consisted of 10 low-, 15 moderate-, 23 middle-, 23 upper-, and 3 unknown-income census tracts.
- The bank operates 6 of its 18 banking offices in the AA, with offices located in Lincoln, Hallam, Hickman, and Waverly, Nebraska. The bank also has a LPO in Firth, Nebraska.
- Full-service ATMs are located at all branches, except for the bank’s mobile branch in Lincoln.
- According to the June 30, 2020 FDIC Deposit Market Share Report, the bank had a 2.4 percent market share, ranking 9th out of 30 FDIC-insured depository institutions operating within the AA.
- One interview was conducted with a community member within the AA to ascertain the credit needs of the communities, the responsiveness of area banks in meeting those credit needs, and the local economic conditions. The community member represented an organization focused on affordable housing.

**TABLE 5
POPULATION CHANGE**

Area	2010 Population	2015 Population	Percent Change
Lancaster County, Nebraska	285,407	298,080	4.4
Lincoln, Nebraska MSA	302,157	315,078	4.3
State of Nebraska	1,826,341	1,869,365	2.4

Source: 2010 U.S. Census Bureau Decennial Census
2011-2015 U.S. Census Bureau: American Community Survey

- The AA’s 2015 population accounts for 15.9 percent of the statewide population.
- Individuals aged 25 to 64 years old account for 50.0 percent of the AA’s population, which is similar to the statewide average of 50.9 percent. However, the AA has a younger population of individuals aged 18 to 24 years old comprising 15.2 percent of the AA’s population, which is higher than the state of Nebraska at 10.1 percent. These numbers are reflective of the city of Lincoln being home to the University of Nebraska-Lincoln, along with some other smaller state colleges.

**TABLE 6
MEDIAN FAMILY INCOME CHANGE**

Area	2010 Median Family Income	2015 Median Family Income	Percent Change
Lancaster County, Nebraska	72,521	70,015	(3.5)
Lincoln, Nebraska MSA	72,797	70,200	(3.6)
State of Nebraska	67,393	67,225	(0.3)

Source: 2006-2010 U.S. Census Bureau: American Community Survey
2011-2015 U.S. Census Bureau: American Community Survey
Note: Median family incomes have been inflation-adjusted and are expressed in 2015 dollars.

- According to data in the 2015 American Community Survey (ACS), 38.4 percent of families living in the AA were designated as LMI, which aligned with the statewide average of 37.5 percent.
- The percentage of AA families living below the poverty line, at 9.3 percent, was also comparable to the statewide average of 8.8 percent.

**TABLE 7
HOUSING COSTS CHANGE**

Area	Median Housing Value		Percent Change	Median Gross Rent		Percent Change
	2010	2015		2010	2015	
Lancaster County, Nebraska	145,400	152,900	5.2	668	729	9.1
Lincoln, Nebraska MSA	144,959	152,589	5.3	663	727	9.7
State of Nebraska	123,900	133,200	7.5	648	726	12.0

Source: 2006-2010 U.S. Census Bureau: American Community Survey
2011-2015 U.S. Census Bureau: American Community Survey

- The AA's affordability ratio⁵ of 34.2 percent is below the statewide ratio of 39.8 percent, which indicates less affordable housing and may limit the bank's ability to originate residential real estate loans, especially home purchase loans.
- A community member stated that affordable housing is a pressing need in the AA.

**TABLE 8
UNEMPLOYMENT RATES**

Region	2016	2017	2018	2019	2020
Lancaster County, Nebraska	2.8	2.6	2.7	2.8	2.9
Lincoln, Nebraska MSA	2.8	2.6	2.7	2.8	2.9
State of Nebraska	3.1	2.9	2.9	3.0	3.4

Source: Bureau of Labor Statistics: Local Area Unemployment Statistics

⁵ The housing affordability ratio is calculated by dividing the median household income by the median housing value. A lower ratio is generally indicative of less affordable housing.

- Key employment industries for the AA include healthcare and social assistance, retail trade, accommodation and food service, manufacturing, and administration and waste services.
- For 2020, unemployment rates for the AA and the state of Nebraska are lower than the national unemployment average of 6.7 percent.
- Major employers in the AA include the University of Nebraska-Lincoln, Bryan Health Medical Center, Ameritas Life Insurance Corporation, BNSF Railway, Duncan Aviation, Inc., and Hy-Vee Food Stores.

CONCLUSIONS WITH RESPECT TO PERFORMANCE TESTS IN THE LINCOLN METROPOLITAN AA

LENDING TEST

Geographic Distribution of Loans

The bank's geographic distribution of loans reflects poor penetration among the different census tracts within the AA.

Home Mortgage Lending

The geographic distribution of home mortgage lending is poor. As illustrated in Table 9, the bank's distribution of home mortgage loans in low-income census tracts was comparable to aggregate lending data by number and by dollar, as well as comparable to the percentage of owner-occupied housing units in the AA (demographic figure). However, lending in moderate-income census tracts was below aggregate lending data by number and by dollar, as well as below the demographic figure.

When evaluating loan dispersion, a significant lending gap was identified in the dispersion of home mortgage loans in the northwest section (moderate-income census tract) of the AA. However, the lending gap is considered reasonable given the nearest bank branch is located 13 miles east of the area. Additionally, 55.1 percent of the homes located in the AA's moderate-income census tracts are classified as rental properties, which correlates to fewer home refinance lending opportunities and further explains the gap in lending.

Home Purchase Loans

The geographic distribution of home purchase lending is poor. For 2019, the bank did not originate a home purchase loan in a low-income census tract, although aggregate lending data and the demographic figure also showed limited lending levels and opportunities within the AA's low-income census tracts. The bank's lending in moderate-income census tracts was below aggregate lending data by number and by dollar and also was below the demographic figure.

Similar to overall home mortgage lending, a significant lending gap was identified in the dispersion of home purchase loans in the northwest section (moderate-income census tract) of the AA. However, the

lending gap is considered reasonable given the nearest bank branch is located 13 miles east of the area. Additionally, 55.1 percent of the homes located in the AA's moderate-income census tracts are classified as rental properties, which correlates to fewer home refinance lending opportunities and further explains the gap in lending.

Home Refinance Loans

The bank's distribution of home refinance lending is poor. Consistent with home purchase lending, the bank did not originate a home refinance loan in a low-income census tract, with aggregate lending data and the demographic figure indicating limited lending levels and opportunities within the AA's low-income census tracts. The bank's lending in moderate-income census tracts was below aggregate lending data by number and by dollar and also was below the demographic figure.

Similar to overall home mortgage lending, a significant lending gap was identified in the dispersion of home refinance loans in the northwest section (moderate-income census tract) of the AA. However, the lending gap is considered reasonable given the nearest bank branch is located 13 miles east of the area. Additionally, 55.1 percent of the homes located in the AA's moderate-income census tracts are classified as rental properties, which correlates to fewer home refinance lending opportunities and further explains the gap in lending.

**TABLE 9
DISTRIBUTION OF 2019 HOME MORTGAGE LENDING
BY INCOME LEVEL OF GEOGRAPHY
LINCOLN METROPOLITAN ASSESSMENT AREA**

Census Tract Income Level	Bank Loans			Aggregate HMDA Data		% of Owner- Occupied Units	
		\$(000)	#%	\$%	#%		\$%
Total Home Mortgage Loans							
Low	2	591	1.8	2.9	1.9	1.8	1.6
Moderate	9	1,407	8.3	6.9	17.1	12.2	19.5
Middle	28	3,839	25.7	18.9	35.5	30.3	38.5
Upper	70	14,450	64.2	71.2	45.2	55.0	40.2
Unknown	0	0	0.0	0.0	0.2	0.6	0.2
Not Reported	0	0	0.0	0.0	0.0	0.0	0.0
Home Purchase Loans							
Low	0	0	0.0	0.0	1.8	1.3	1.6
Moderate	3	391	5.9	4.0	19.3	13.3	19.5
Middle	19	3,166	37.3	32.7	37.8	33.2	38.5
Upper	29	6,137	56.9	63.3	40.9	52.2	40.2
Unknown	0	0	0.0	0.0	0.2	0.2	0.2
Not Reported	0	0	0.0	0.0	0.0	0.0	0.0
Home Refinance Loans							
Low	0	0	0.0	0.0	1.2	0.8	1.6
Moderate	2	145	4.3	1.6	13.6	8.0	19.5
Middle	8	649	17.0	7.3	32.4	26.6	38.5
Upper	37	8,091	78.7	91.1	52.6	64.4	40.2
Unknown	0	0	0.0	0.0	0.2	0.1	0.2
Not Reported	0	0	0.0	0.0	0.0	0.0	0.0
Home Improvement Loans							
Low	0	0	0.0	0.0	0.4	0.3	1.6
Moderate	1	40	20.0	29.2	16.2	12.4	19.5
Middle	1	24	20.0	17.5	37.9	37.3	38.5
Upper	3	73	60.0	53.3	45.5	49.9	40.2
Unknown	0	0	0.0	0.0	0.0	0.0	0.2
Not Reported	0	0	0.0	0.0	0.0	0.0	0.0
Multifamily Loans						% of Multifamily Units	
Low	2	591	40.0	41.6	34.6	12.6	20.0
Moderate	3	831	60.0	58.4	31.8	26.2	36.3
Middle	0	0	0.0	0.0	17.9	26.7	25.2
Upper	0	0	0.0	0.0	14.0	26.7	16.7
Unknown	0	0	0.0	0.0	1.7	7.8	1.8
Not Reported	0	0	0.0	0.0	0.0	0.0	0.0
Other Closed/Exempt						% of Owner- Occupied Units	
Low	0	0	0.0	0.0	0.7	0.6	1.6
Moderate	0	0	0.0	0.0	14.4	12.0	19.5
Middle	0	0	0.0	0.0	39.6	33.1	38.5
Upper	1	149	100.0	100.0	45.3	54.4	40.2
Unknown	0	0	0.0	0.0	0.0	0.0	0.2
Not Reported	0	0	0.0	0.0	0.0	0.0	0.0

Source: 2019 FFIEC Census Data
2011-2015 U.S. Census Bureau: American Community Survey
NOTE: Percentages may not add up to 100.0 percent due to rounding.

Small Business Lending

The geographic distribution of small business lending is poor. As illustrated in Table 10, the bank did not originate any small business loans in the AA's low-income census tracts. Additionally, lending in moderate-income census tracts was below the percentage of businesses (demographic figure) by number. When evaluating loan dispersion within the AA, gaps were noted as no small business loans were originated in the northwestern section of the AA. However, the lending gap was considered reasonable given the limited numbers of businesses in that portion of the AA, as well as the nearest bank branch being located 13 miles east of the area.

**TABLE 10
DISTRIBUTION OF 2020 SMALL BUSINESS LENDING
BY INCOME LEVEL OF GEOGRAPHY
LINCOLN METROPOLITAN ASSESSMENT AREA**

Census Tract Income Level	Bank Small Business Loans				% of Businesses
	#	\$(000)	#%	\$%	
Low	0	0	0.0	0.0	3.7
Moderate	7	1,416	12.1	34.2	27.6
Middle	7	693	12.1	16.8	30.8
Upper	44	2,027	75.9	49.0	36.3
Unknown	0	0	0.0	0.0	1.6
Not Reported	0	0	0.0	0.0	0.0

*Source: 2020 FFIEC Census Data
2020 Dun & Bradstreet Data
2011-2015 U.S. Census Bureau: American Community Survey*
NOTE: Percentages may not add up to 100.0 percent due to rounding.

Small Farm Lending

The geographic distribution of small farm lending is poor, as the bank did not originate any loans in low- or moderate-income census tracts. While the percentage of small farms operating in LMI tracts is limited at 10.6 percent, opportunities still exist for the bank to lend in those areas. Additionally, a significant gap in lending was identified, particularly in the northwest section of the AA. However, the lending gap was considered reasonable given the limited numbers of farms in that portion of the AA, as well as the nearest bank branch being located 13 miles east of the area.

**TABLE 11
DISTRIBUTION OF 2020 SMALL FARM LENDING
BY INCOME LEVEL OF GEOGRAPHY
LINCOLN METROPOLITAN ASSESSMENT AREA**

Census Tract Income Level	Bank Small Farm Loans				% of Farms
	#	\$(000)	#%	\$%	
Low	0	0	0.0	0.0	1.4
Moderate	0	0	0.0	0.0	9.2
Middle	0	0	0.0	0.0	16.1
Upper	31	5,751	100.0	100.0	73.1
Unknown	0	0	0.0	0.0	0.3
Not Reported	0	0	0.0	0.0	0.0

Source: 2020 FFIEC Census Data
2020 Dun & Bradstreet Data
2011-2015 U.S. Census Bureau: American Community Survey
NOTE: Percentages may not add up to 100.0 percent due to rounding.

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

The bank's lending has a reasonable penetration among individuals of different income levels and businesses and farms of different sizes.

Home Mortgage Lending

The borrower distribution of home mortgage lending is reasonable. The bank's lending to low-income borrowers was above aggregate lending data by number and by dollar, but was below the percentage of low-income families (demographic figure) by number. Lending to moderate-income borrowers was below aggregate lending data by number and by dollar and was below the demographic figure. A community member stated that affordable housing for LMI borrowers continues to be an issue within the AA.

Home Purchase Loans

The borrower distribution of home purchase lending is reasonable. The bank's lending to low-income borrowers was comparable to aggregate lending data by number and by dollar, but was below the demographic figure. Lending to moderate-income borrowers was below aggregate lending data by number and by dollar, but was comparable to the demographic figure.

Home Refinance Loans

The borrower distribution of home refinance lending is reasonable. The bank's lending to low-income borrowers was above aggregate lending data by number and by dollar and was comparable to the demographic figure. Lending to moderate-income borrowers was below aggregate lending data by number and by dollar and was below the demographic figure. With low-income borrowers comprising

a higher percentage of families by family income, greater weight was given to that component when determining the overall rating for home refinance lending.

**TABLE 12
DISTRIBUTION OF 2019 HOME MORTGAGE LENDING
BY BORROWER INCOME LEVEL
LINCOLN METROPOLITAN ASSESSMENT AREA**

Borrower Income Level	Bank Loans				Aggregate HMDA Data		Families by Family Income %
	#	\$(000)	#%	\$%	#%	\$%	
Total Home Mortgage Loans							
Low	13	1,052	11.9	5.2	7.9	4.4	21.3
Moderate	11	1,573	10.1	7.8	19.6	14.2	17.1
Middle	25	4,000	22.9	19.7	21.4	19.1	21.2
Upper	49	11,452	45.0	56.4	31.5	39.3	40.5
Unknown	11	2,210	10.1	10.9	19.6	23.0	0.0
Home Purchase Loans							
Low	4	445	7.8	4.6	8.9	5.5	21.3
Moderate	7	1,179	13.7	12.2	22.6	17.7	17.1
Middle	15	2,653	29.4	27.4	20.8	20.9	21.2
Upper	23	4,800	45.1	49.5	27.3	37.0	40.5
Unknown	2	617	3.9	6.4	20.4	18.9	0.0
Home Refinance Loans							
Low	8	602	17.0	6.8	7.1	3.8	21.3
Moderate	4	394	8.5	4.4	16.5	11.7	17.1
Middle	8	1,279	17.0	14.4	21.9	19.7	21.2
Upper	24	6,479	51.1	72.9	37.3	47.1	40.5
Unknown	3	131	6.4	1.5	17.1	17.7	0.0
Home Improvement Loans							
Low	1	5	20.0	3.6	6.4	5.5	21.3
Moderate	0	0	0.0	0.0	18.4	17.7	17.1
Middle	2	68	40.0	49.6	31.0	29.1	21.2
Upper	1	24	20.0	17.5	38.8	39.3	40.5
Unknown	1	40	20.0	29.2	5.3	8.4	0.0
Multifamily Loans							
Low	0	0	0.0	0.0	0.6	0.1	21.3
Moderate	0	0	0.0	0.0	0.0	0.0	17.1
Middle	0	0	0.0	0.0	6.1	1.4	21.2
Upper	0	0	0.0	0.0	7.8	13.1	40.5
Unknown	5	1,422	100.0	100.0	85.5	85.4	0.0
Other Closed/Exempt							
Low	0	0	0.0	0.0	6.7	5.7	21.3
Moderate	0	0	0.0	0.0	20.1	17.4	17.1
Middle	0	0	0.0	0.0	26.8	16.5	21.2
Upper	1	149	100.0	100.0	43.6	55.5	40.5
Unknown	0	0	0.0	0.0	2.7	5.0	0.0

Source: 2019 FFIEC Census Data
2011-2015 U.S. Census Bureau: American Community Survey
NOTE: Percentages may not add up to 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 \$1MM or less was comparable to the percentage of small businesses operating in the AA by number.

**TABLE 13
DISTRIBUTION OF 2020 SMALL BUSINESS LENDING
BY REVENUE SIZE OF BUSINESSES
LINCOLN METROPOLITAN ASSESSMENT AREA**

	Bank Loans				Total Businesses
	#	\$(000)	#%	\$%	%
By Revenue					
\$1 Million or Less	47	2,828	81.0	68.4	90.2
Over \$1 Million	10	1,258	17.2	30.4	8.7
Not Known	1	50	1.7	1.2	1.1
Total	58	4,135	100.0	100.0	100.0
By Loan Size					
\$100,000 or less	48	1,307	82.8	31.6	
\$100,001 – \$250,000	5	756	8.6	18.3	
\$250,001 – \$1 Million	5	2,072	8.6	50.1	
Total	58	4,135	100.0	100.0	
By Loan Size and Revenue \$1 Million or Less					
\$100,000 or less	42	1,131	89.4	40.0	
\$100,001 – \$250,000	1	174	2.1	6.2	
\$250,001 – \$1 Million	4	1,522	8.5	53.8	
Total	47	2,828	100.0	100.0	
Source: 2020 FFIEC Census Data 2020 Dun & Bradstreet Data 2011-2015 U.S. Census Bureau: American Community Survey NOTE: Percentages may not add up to 100.0 percent due to rounding.					

Small Farm Lending

The borrower distribution of small farm lending is reasonable. The bank's lending to farms with revenues of \$1MM or less was comparable to the percentage of small farms operating in the AA by number.

**TABLE 14
DISTRIBUTION OF 2020 SMALL FARM LENDING
BY REVENUE SIZE OF FARMS
LINCOLN METROPOLITAN ASSESSMENT AREA**

	Bank Loans				Total Farms
	#	\$(000)	#%	\$%	%
By Revenue					
\$1 Million or Less	28	4,559	90.3	79.3	97.8
Over \$1 Million	3	1,192	9.7	20.7	1.9
Not Known	0	0	0.0	0.0	0.3
Total	31	5,751	100.0	100.0	100.0
By Loan Size					
\$100,000 or less	16	434	51.6	7.6	
\$100,001 – \$250,000	4	855	12.9	14.9	
\$250,001 – \$500,000	11	4,462	35.5	77.6	
Total	31	5,751	100.0	100.0	
By Loan Size and Revenue \$1 Million or Less					
\$100,000 or less	16	434	57.1	9.5	
\$100,001 – \$250,000	4	855	14.3	18.7	
\$250,001 – \$500,000	8	3,270	28.6	71.7	
Total	28	4,559	100.0	100.0	
<i>Source: 2020 FFIEC Census Data 2020 Dun & Bradstreet Data 2011-2015 U.S. Census Bureau: American Community Survey</i> NOTE: Percentages may not add up to 100.0 percent due to rounding.					

COMMUNITY DEVELOPMENT TEST

The bank’s CD performance demonstrates an adequate level of responsiveness to the AA’s CD needs. A notable increase in CD loans were originated since the prior evaluation, primarily for economic development purposes. Several of the CD loans were for redevelopment opportunities in enterprise zones. Additionally, the bank’s employees utilized their financial knowledge and leadership to provide financial education to various schools and youth organizations. Furthermore, the bank’s AA donations primarily assisted various food banks, schools, and other community service organizations. Refer to Table 15 for a summary of the bank’s total CD activity within the AA.

**TABLE 15
COMMUNITY DEVELOPMENT ACTIVITIES
LINCOLN METROPOLITAN ASSESSMENT AREA**

Community Development Purpose	Community Development Loans		Qualified Investments						Community Development Services #
			Investments		Donations		Total Investments		
	#	\$(000)	#	\$(000)	#	\$(000)	#	\$(000)	
Affordable Housing	1	1,982	0	0	1	2	1	2	0
Community Services	0	0	0	0	37	20	37	20	16
Economic Development	15	10,564	0	0	0	0	0	0	0
Revitalization and Stabilization	0	0	0	0	0	0	0	0	0
Totals	16	12,546	0	0	38	22	38	22	16

**OMAHA METROPOLITAN ASSESSMENT AREA
(Full-Scope Review)**

DESCRIPTION OF THE INSTITUTION’S OPERATIONS IN OMAHA METROPOLITAN AA

The bank’s AA is comprised of Cass County and Saunders County in their entirety, which are two of eight counties that comprise the Omaha-Council Bluffs, Nebraska-Iowa MSA. Refer to Appendix A for a map of the AA.

- The AA is comprised of 11 middle-income census tracts.
- The bank operates 4 of its 18 banking offices in the AA, with offices located in Nehawka, Plattsmouth, and Yutan. Each branch office also has an ATM.
- According to the June 30, 2020 FDIC Deposit Market Share Report, the bank had a 3.7 percent market share, ranking 13th out of 23 FDIC-insured depository institutions operating within the AA.
- One previously conducted interview with a community member within the AA was referenced to ascertain the credit needs of the communities, the responsiveness of area banks in meeting those credit needs, and the local economic conditions. The community member represented an organization focused on economic development.

TABLE 16 POPULATION CHANGE			
Area	2010 Population	2015 Population	Percent Change
Saunders County, Nebraska	20,780	20,913	0.6
Cass County, Nebraska	25,241	25,360	0.5
Omaha-Council Bluffs, NE-IA MSA	865,350	895,919	3.5
State of Nebraska	1,826,341	1,869,365	2.4

*Source: 2010 U.S. Census Bureau Decennial Census
2011-2015 U.S. Census Bureau: American Community Survey*

- The AA’s two counties have experienced little population change in comparison to the larger Omaha-Council Bluffs, Nebraska-Iowa MSA.
- Individuals aged 25 to 64 years old account for 51.9 percent of the AA’s population, which is similar to the state of Nebraska at 50.9 percent.

**TABLE 17
MEDIAN FAMILY INCOME CHANGE**

Area	2010 Median Family Income	2015 Median Family Income	Percent Change
Saunders County, Nebraska	73,558	73,107	(0.6)
Cass County, Nebraska	78,702	77,731	(1.2)
Omaha-Council Bluffs, NE-IA MSA	75,723	73,632	(2.8)
State of Nebraska	67,393	67,225	(0.3)

Source: 2006-2010 U.S. Census Bureau: American Community Survey
2011-2015 U.S. Census Bureau: American Community Survey
Note: Median family incomes have been inflation-adjusted and are expressed in 2015 dollars.

- According to data in the 2015 ACS, 33.1 percent of families living in the AA were designated as LMI, which was lower than the statewide average of 37.5 percent and the Omaha-Council Bluffs, Nebraska-Iowa MSA at 38.3 percent.
- The percentage of AA families living below the poverty line, at 5.3 percent, was lower than the statewide average and Omaha-Council Bluffs, Nebraska-Iowa MSA of 8.8 percent and 8.6 percent, respectively.

**TABLE 18
HOUSING COSTS CHANGE**

Area	Median Housing Value		Percent Change	Median Gross Rent		Percent Change
	2010	2015		2010	2015	
Saunders County, Nebraska	137,500	150,600	9.5	697	729	4.6
Cass County, Nebraska	142,800	155,900	9.2	662	736	11.2
Omaha-Council Bluffs, NE-IA MSA	143,373	148,241	3.4	730	810	11.0
State of Nebraska	123,900	133,200	7.5	648	726	12.0

Source: 2006-2010 U.S. Census Bureau: American Community Survey
2011-2015 U.S. Census Bureau: American Community Survey

- The AA's median housing value of \$153,468 was higher than both the statewide average and the Omaha-Council Bluffs, Nebraska-Iowa MSA.
- The AA's affordability ratio of 41.1 percent was slightly higher than the statewide ratio of 39.8 percent and the Omaha-Council Bluffs, Nebraska-Iowa MSA at 39.3 percent, indicating slightly more affordable housing in the AA.
- A community member stated that growth in the local job market has placed an increased strain on the housing market, creating a housing problem for the community.

**TABLE 19
UNEMPLOYMENT RATES**

Region	2016	2017	2018	2019	2020
Saunders County, Nebraska	3.1	2.8	2.9	2.8	2.4
Cass County, Nebraska	3.4	3.1	3.1	3.3	2.7
Omaha-Council Bluffs, NE-IA MSA	3.2	3.0	3.0	3.1	3.0
State of Nebraska	3.1	2.9	2.9	3.1	3.4

Source: Bureau of Labor Statistics: Local Area Unemployment Statistics

- For 2020, the unemployment rate for the AA and the state of Nebraska was lower than the national unemployment average of 6.7 percent.
- Key employment industries for the AA include retail trade, manufacturing, accommodation and food service, and construction.
- Major employers in the AA include Omaha Steel and Darling Ingredients.
- A community member stated the AA's economy is largely supported by agricultural-related businesses, with low commodity prices in 2020 negatively impacting the local economy.

CONCLUSIONS WITH RESPECT TO PERFORMANCE TESTS IN THE OMAHA METROPOLITAN AA

LENDING TEST

Geographic Distribution of Loans

The geographic distribution of loans was not analyzed as part of this performance evaluation, as the AA is comprised entirely of middle-income census tracts and would not provide a meaningful analysis.

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

The bank's lending has a reasonable penetration among individuals of different income levels and businesses and farms of different sizes.

Home Mortgage Lending

The borrower distribution of home mortgage lending is reasonable. The bank's lending to low-income borrowers was comparable to aggregate lending data by number and by dollar, but was below the demographic figure. Lending to moderate-income borrowers was comparable to aggregate lending data by number and above by dollar and was comparable to the demographic figure.

**TABLE 20
DISTRIBUTION OF 2019 HOME MORTGAGE LENDING
BY BORROWER INCOME LEVEL
OMAHA METROPOLITAN ASSESSMENT AREA**

Borrower Income Level	Bank Loans				Aggregate HMDA Data		Families by Family Income %
	#	\$(000)	#%	\$%	#%	\$%	
Low	1	42	6.3	1.5	8.0	3.7	15.1
Moderate	3	549	18.8	19.9	17.9	12.4	18.0
Middle	5	549	31.3	19.9	21.5	19.4	26.2
Upper	4	765	25.0	27.7	33.9	45.5	40.7
Unknown	3	859	18.8	31.1	18.7	19.1	0.0

Source: 2019 FFIEC Census Data
2011-2015 U.S. Census Bureau: American Community Survey
NOTE: Percentages may not add up to 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 \$1MM or less was comparable to the percentage of small businesses operating in the AA by number.

**TABLE 21
DISTRIBUTION OF 2020 SMALL BUSINESS LENDING
BY REVENUE SIZE OF BUSINESSES
OMAHA METROPOLITAN ASSESSMENT AREA**

	Bank Loans				Total Businesses
	#	\$(000)	#%	\$%	%
By Revenue					
\$1 Million or Less	13	589	81.3	24.0	91.7
Over \$1 Million	3	1,870	18.8	76.0	5.7
Not Known	0	0	0.0	0.0	2.5
Total	16	2,459	100.0	100.0	100.0
By Loan Size					
\$100,000 or less	11	206	68.8	8.4	
\$100,001 – \$250,000	3	508	18.8	20.7	
\$250,001 – \$1 Million	2	1,745	12.5	71.0	
Total	16	2,459	100.0	100.0	
By Loan Size and Revenue \$1 Million or Less					
\$100,000 or less	11	206	84.6	34.9	
\$100,001 – \$250,000	2	384	15.4	65.1	
\$250,001 – \$1 Million	0	0	0.0	0.0	
Total	13	589	100.0	100.0	

Source: 2020 FFIEC Census Data
2020 Dun & Bradstreet Data
2011-2015 U.S. Census Bureau: American Community Survey
NOTE: Percentages may not add up to 100.0 percent due to rounding.

Small Farm Lending

The borrower distribution of small farm lending is reasonable. The bank's lending to farms with revenues of \$1MM or less was comparable to the percentage of small farms operating in the AA by number.

**TABLE 22
DISTRIBUTION OF 2020 SMALL FARM LENDING
BY REVENUE SIZE OF FARMS
OMAHA METROPOLITAN ASSESSMENT AREA**

	Bank Loans				Total Farms
	#	\$(000)	#%	\$%	%
By Revenue					
\$1 Million or Less	12	2,303	100.0	100.0	99.0
Over \$1 Million	0	0	0.0	0.0	0.8
Not Known	0	0	0.0	0.0	0.3
Total	12	2,303	100.0	100.0	100.0
By Loan Size					
\$100,000 or less	4	228	33.3	9.9	
\$100,001 – \$250,000	4	701	33.3	30.4	
\$250,001 – \$500,000	4	1,374	33.3	59.7	
Total	12	2,303	100.0	100.0	
By Loan Size and Revenue \$1 Million or Less					
\$100,000 or less	4	228	33.3	9.9	
\$100,001 – \$250,000	4	701	33.3	30.4	
\$250,001 – \$500,000	4	1,374	33.3	59.7	
Total	12	2,303	100.0	100.0	
<i>Source: 2020 FFIEC Census Data 2020 Dun & Bradstreet Data 2011-2015 U.S. Census Bureau: American Community Survey</i> NOTE: Percentages may not add up to 100.0 percent due to rounding.					

COMMUNITY DEVELOPMENT TEST

The bank's CD performance demonstrates an adequate level of responsiveness to the AA's CD needs. For this evaluation period, the bank's only CD loan provided funding to a borrower to cover repair expenses due to a flood in the AA in 2019. Additionally, donations were made by the bank to organizations that provided flood relief assistance to residents of Douglas and Saunders Counties, both of which experienced a flood disaster. Other donations supported an organization that promotes various community services for LMI individuals and families. Furthermore, a bank employee served on the board of a non-profit agency that provides an array of services to help LMI children and their families live self-sufficiently. Refer to Table 23 for a summary of the bank's total CD activity within the AA.

**TABLE 23
COMMUNITY DEVELOPMENT ACTIVITIES
OMAHA METROPOLITAN ASSESSMENT AREA**

Community Development Purpose	Community Development Loans		Qualified Investments						Community Development Services
			Investments		Donations		Total Investments		
	#	\$(000)	#	\$(000)	#	\$(000)	#	\$(000)	
Affordable Housing	0	0	0	0	0	0	0	0	0
Community Services	0	0	0	0	4	4	4	4	2
Economic Development	0	0	0	0	0	0	0	0	0
Revitalization and Stabilization	1	5	0	0	0	0	0	0	0
Totals	1	5	0	0	4	4	4	4	2

**SOUTHEAST NEBRASKA ASSESSMENT AREA
(Full-Scope Review)**

DESCRIPTION OF THE INSTITUTION’S OPERATIONS IN SOUTHEAST NEBRASKA AA

The bank’s AA is comprised of Gage, Jefferson, Saline, and Johnson Counties in their entirety. Refer to Appendix A for a map of the AA.

- The AA is comprised of 1 moderate-, 13 middle-, and 2 upper-income census tracts. Two census tracts in Jefferson County are designated as distressed middle-income census tracts, while two census tracts in Johnson County are designated as underserved areas. The moderate-income census tract is located in Jefferson County, in the southwestern corner of Fairbury, Nebraska.
- The bank operates 8 of its 18 banking offices in the AA, with offices located in Beatrice, Cortland, Filley, Pickrell, Dewitt, Dorchester, Western, and Wilber, Nebraska. The bank also has six deposit taking ATMs and two cash dispensing-only ATMs in the AA.
- According to the June 30, 2020 FDIC Deposit Market Share Report, the bank had a 11.4 percent market share, ranking 3rd out of 21 FDIC-insured depository institutions operating within the AA.
- One interview was conducted with a community member within the AA to ascertain the credit needs of the communities, the responsiveness of area banks in meeting those credit needs, and the local economic conditions. The community member represented an organization focused on economic development.

TABLE 24 POPULATION CHANGE			
Area	2010 Population	2015 Population	Percent Change
Saline County, Nebraska	14,200	14,360	1.1
Jefferson County, Nebraska	7,547	7,433	(1.5)
Gage County, Nebraska	22,311	21,818	(2.2)
Johnson County, Nebraska	5,217	5,167	(1.0)
NonMSA Nebraska	682,247	679,331	(0.4)
State of Nebraska	1,826,341	1,869,365	2.4

Source: 2010 U.S. Census Bureau Decennial Census
2011-2015 U.S. Census Bureau: American Community Survey

- The AA’s 2015 population of 49,275 comprised 2.7 percent of the statewide population.
- The largest city in the AA is Beatrice, Nebraska, located in Gage County.
- Area demographics reflect a higher elderly population. Individuals aged 65 years and older comprised 18.5 percent of the total AA population, as compared to 14.1 percent for the state of Nebraska.
- A community member stated the retention of a younger workforce is needed for the area, as most individuals move away after completing their high school education to either pursue additional schooling or seek employment opportunities in larger cities.

**TABLE 25
MEDIAN FAMILY INCOME CHANGE**

Area	2010 Median Family Income	2015 Median Family Income	Percent Change
Saline County, Nebraska	59,958	59,503	(0.8)
Jefferson County, Nebraska	58,822	53,979	(8.2)
Gage County, Nebraska	58,785	62,251	5.9
Johnson County, Nebraska	58,344	58,164	(0.3)
NonMSA Nebraska	58,485	61,457	5.1
State of Nebraska	67,393	67,225	(0.3)

Source: 2006-2010 U.S. Census Bureau: American Community Survey
2011-2015 U.S. Census Bureau: American Community Survey
Note: Median family incomes have been inflation-adjusted and are expressed in 2015 dollars.

- According to data in the 2015 ACS, 36.8 percent of families living in the AA were designated as LMI, which was slightly lower than the statewide average of 37.5 percent.
- The percentage of AA families living below the poverty line, at 7.3 percent, was lower than the statewide average of 8.8 percent.

**TABLE 26
HOUSING COSTS CHANGE**

Area	Median Housing Value		Percent Change	Median Gross Rent		Percent Change
	2010	2015		2010	2015	
Saline County, Nebraska	95,100	95,700	0.6	622	703	13.0
Jefferson County, Nebraska	74,400	71,000	(4.6)	463	495	6.9
Gage County, Nebraska	97,800	108,300	10.7	553	627	13.4
Johnson County, Nebraska	76,400	76,800	0.5	506	585	15.6
NonMSA Nebraska	89,673	101,530	13.2	547	618	13.0
State of Nebraska	123,900	133,200	7.5	648	726	12.0

Source: 2006-2010 U.S. Census Bureau: American Community Survey
2011-2015 U.S. Census Bureau: American Community Survey

- The AA's affordability ratio of 51.6 percent is higher than the statewide affordability ratio of 39.8 percent, indicating significantly more affordable housing in the AA relative to the rest of the state.
- A community member stated the local housing market has been impacted by low inventory and a high demand for housing.

**TABLE 27
UNEMPLOYMENT RATES**

Region	2016	2017	2018	2019	2020
Saline County, Nebraska	3.2	3.0	2.9	2.8	2.5
Jefferson County, Nebraska	2.5	2.2	2.1	2.3	1.7
Gage County, Nebraska	3.5	3.1	3.2	3.1	2.5
Johnson County, Nebraska	3.3	3.3	3.5	3.1	3.1
NonMSA Nebraska	3.0	2.8	2.8	3.0	4.0
State of Nebraska	3.2	2.9	3.0	2.9	3.4

Source: Bureau of Labor Statistics: Local Area Unemployment Statistics

- Key employment industries for the AA include manufacturing, retail trade, accommodation and food service, and construction.
- A community member stated the local economy is strong due to the diversity of employers in the AA from food production to manufacturing.

CONCLUSIONS WITH RESPECT TO PERFORMANCE TESTS IN THE SOUTHEAST NEBRASKA AA

LENDING TEST

Geographic Distribution of Loans

The bank’s geographic distribution of loans reflects reasonable penetration among the different census tracts within the AA.

Home Mortgage Lending

The geographic distribution of home mortgage lending is reasonable. For 2019, the bank did not originate any home mortgage loans within the AA’s one moderate-income census tract; however, only 1.2 percent of aggregate lending occurred in the moderate-income census tract. According to a community member, affordable housing is a concern for the AA, as entry level homes and affordability do not align.

When evaluating loan dispersion, a lack of mortgage lending occurred within the AA’s moderate-income census tract. However, this lending gap is considered reasonable given the limited numbers of homes in the census tract. Additionally, 36.2 percent of the housing units located in the AA’s moderate-income census tract are classified as rental properties, which correlates to fewer home mortgage lending opportunities and further explains the gap in lending.

Home Purchase Loans

The geographic distribution of home purchase lending is reasonable. For 2019, no loans were originated in the AA's one moderate-income census tract; however, lending is limited with only 1.5 percent of aggregate lending occurring in that census tract.

Similar to overall home mortgage lending, a lending gap was identified in the dispersion of home purchase loans. However, the lending gap is considered reasonable given the limited numbers of homes in the census tract. Additionally, 36.2 percent of the housing units located in the AA's moderate-income census tract are classified as rental properties, which correlates to fewer home purchase lending opportunities and further explains the gap in lending.

Home Refinance Loans

The geographic distribution of home refinance lending is reasonable. Similar to home purchase lending, no loans were originated in the AA's one moderate-income census tract; however, lending is limited with only 0.8 percent of aggregate lending occurring in that census tract.

Similar to overall home mortgage lending, a lending gap was identified in the dispersion of home refinance loans. However, the lending gap is considered reasonable given the limited number of homes in the census tract. Additionally, 36.2 percent of the housing units located in the AA's moderate-income census tract are classified as rental properties, which correlates to fewer home refinance lending opportunities and further explains the gap in lending.

**TABLE 28
DISTRIBUTION OF 2019 HOME MORTGAGE LENDING
BY INCOME LEVEL OF GEOGRAPHY
SOUTHEAST NEBRASKA ASSESSMENT AREA**

Census Tract Income Level	Bank Loans			Aggregate HMDA Data		% of Owner- Occupied Units
		\$(000)	#%	\$%	#%	
Total Home Mortgage Loans						
Low	0	0	0.0	0.0	0.0	0.0
Moderate	0	0	0.0	0.0	1.2	0.6
Middle	58	5,664	79.5	71.0	84.4	80.6
Upper	15	2,311	20.5	29.0	14.3	18.7
Unknown	0	0	0.0	0.0	0.0	0.0
Not Reported	0	0	0.0	0.0	0.1	0.1
Home Purchase Loans						
Low	0	0	0.0	0.0	0.0	0.0
Moderate	0	0	0.0	0.0	1.5	0.9
Middle	27	2,338	87.1	81.7	86.3	81.9
Upper	4	524	12.9	18.3	12.0	17.1
Unknown	0	0	0.0	0.0	0.0	0.0
Not Reported	0	0	0.0	0.0	0.2	0.1
Home Refinance Loans						
Low	0	0	0.0	0.0	0.0	0.0
Moderate	0	0	0.0	0.0	0.8	0.2
Middle	25	2,252	69.4	55.8	80.5	77.3
Upper	11	1,787	30.6	44.2	18.8	22.5
Unknown	0	0	0.0	0.0	0.0	0.0
Not Reported	0	0	0.0	0.0	0.0	0.0
Home Improvement Loans						
Low	0	0	0.0	0.0	0.0	0.0
Moderate	0	0	0.0	0.0	2.3	4.2
Middle	2	139	100.0	100.0	81.4	82.7
Upper	0	0	0.0	0.0	16.3	13.1
Unknown	0	0	0.0	0.0	0.0	0.0
Not Reported	0	0	0.0	0.0	0.0	0.0
Multifamily Loans						% of Multifamily Units
Low	0	0	0.0	0.0	0.0	0.0
Moderate	0	0	0.0	0.0	0.0	0.0
Middle	2	890	100.0	100.0	100.0	100.0
Upper	0	0	0.0	0.0	0.0	0.0
Unknown	0	0	0.0	0.0	0.0	0.0
Not Reported	0	0	0.0	0.0	0.0	0.0
Other Closed/Exempt						% of Owner- Occupied Units
Low	0	0	0.0	0.0	0.0	0.0
Moderate	0	0	0.0	0.0	0.0	0.0
Middle	2	45	100.0	100.0	93.3	89.2
Upper	0	0	0.0	0.0	6.7	10.8
Unknown	0	0	0.0	0.0	0.0	0.0
Not Reported	0	0	0.0	0.0	0.0	0.0

Source: 2019 FFIEC Census Data
2011-2015 U.S. Census Bureau: American Community Survey
NOTE: Percentages may not add up to 100.0 percent due to rounding.

Small Business Lending

The geographic distribution of small business lending is reasonable. For 2019, no small business loans were originated to businesses in the AA's one moderate-income census tract. However, this performance is considered reasonable, as the moderate-income census tract is located in Fairbury, Nebraska, and is 17 miles from the bank's nearest branch, which impacts the bank's ability to lend in that area. No significant gaps or lapses in lending were identified in the dispersion of small business lending.

**TABLE 29
DISTRIBUTION OF 2020 SMALL BUSINESS LENDING
BY INCOME LEVEL OF GEOGRAPHY
SOUTHEAST NEBRASKA ASSESSMENT AREA**

Census Tract Income Level	Bank Loans				% of Businesses
	#	\$(000)	#%	\$%	
Low	0	0	0.0	0.0	0.0
Moderate	0	0	0.0	0.0	4.9
Middle	26	1,857	56.5	47.7	80.3
Upper	20	2,037	43.5	52.3	14.8
Unknown	0	0	0.0	0.0	0.0
Not Reported	0	0	0.0	0.0	0.0

Source: 2020 FFIEC Census Data
2020 Dun & Bradstreet Data
2011-2015 U.S. Census Bureau: American Community Survey
NOTE: Percentages may not add up to 100.0 percent due to rounding.

Small Farm Lending

The geographic distribution of small farm lending is reasonable. For 2019, no small farm loans were originated to farms in the AA's one moderate-income census tract. However, this performance is considered reasonable as only 0.7 percent of AA farms are located in this census tract, and as noted above, the moderate-income census tract is located in Fairbury, Nebraska, 17 miles from the nearest bank branch. No significant gaps or lapses in lending were identified in the dispersion of small farm lending.

**TABLE 30
DISTRIBUTION OF 2020 SMALL FARM LENDING
BY INCOME LEVEL OF GEOGRAPHY
SOUTHEAST NEBRASKA ASSESSMENT AREA**

Census Tract Income Level	Bank Loans				% of Farms
	#	\$(000)	#%	\$%	
Low	0	0	0.0	0.0	0.0
Moderate	0	0	0.0	0.0	0.7
Middle	54	8,025	58.7	58.3	72.8
Upper	38	5,746	41.3	41.7	26.5
Unknown	0	0	0.0	0.0	0.0
Not Reported	0	0	0.0	0.0	0.0

Source: 2020 FFIEC Census Data
2020 Dun & Bradstreet Data
2011-2015 U.S. Census Bureau: American Community Survey
NOTE: Percentages may not add up to 100.0 percent due to rounding.

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

The bank's lending has a reasonable penetration among individuals of different income levels and businesses and farms of different sizes.

Home Mortgage Lending

The borrower distribution of home mortgage lending is reasonable. The bank's lending to low-income borrowers was comparable to aggregate lending data by number and by dollar and was comparable to the demographic figure. Lending to moderate-income borrowers also was comparable to aggregate lending data by number and by dollar and was comparable to the demographic figure.

Home Purchase Loans

The borrower distribution of home purchase lending is reasonable. The bank's lending to low-income borrowers was below aggregate lending data by number and by dollar and was below the demographic figure. However, lending to moderate-income borrowers was comparable to aggregate lending data by number and by dollar and was above the demographic figure.

Home Refinance Loans

The borrower distribution of home refinance lending is reasonable. The bank's lending to low-income borrowers was above aggregate lending data by number and by dollar and was above the demographic figure. Lending to moderate-income borrowers was comparable to aggregate lending data by number and by dollar and was comparable to the demographic figure.

**TABLE 31
DISTRIBUTION OF 2019 HOME MORTGAGE LENDING
BY BORROWER INCOME LEVEL
SOUTHEAST NEBRASKA ASSESSMENT AREA**

Borrower Income Level	Bank Loans				Aggregate HMDA Data		Families by Family Income %
	#	\$(000)	#%	\$%	#%	\$%	
Total Home Mortgage Loans							
Low	10	603	13.7	7.6	10.7	6.3	18.2
Moderate	13	995	17.8	12.5	19.9	14.6	18.6
Middle	13	930	17.8	11.7	21.7	19.8	26.9
Upper	25	3,971	34.2	49.8	28.4	36.3	36.3
Unknown	12	1,476	16.4	18.5	19.3	23.0	0.0
Home Purchase Loans							
Low	1	117	3.2	4.1	12.2	7.9	18.2
Moderate	8	574	25.8	20.1	23.6	18.9	18.6
Middle	7	473	22.6	16.5	23.1	24.0	26.9
Upper	9	1,358	29.0	47.4	21.9	32.2	36.3
Unknown	6	340	19.4	11.9	19.2	17.1	0.0
Home Refinance Loans							
Low	8	469	22.2	11.6	9.0	4.8	18.2
Moderate	5	421	13.9	10.4	15.5	9.3	18.6
Middle	6	457	16.7	11.3	22.0	16.9	26.9
Upper	14	2,483	38.9	61.5	36.8	43.5	36.3
Unknown	3	209	8.3	5.2	16.8	25.6	0.0
Home Improvement Loans							
Low	0	0	0.0	0.0	9.3	4.7	18.2
Moderate	0	0	0.0	0.0	16.3	18.5	18.6
Middle	0	0	0.0	0.0	16.3	6.3	26.9
Upper	1	102	50.0	73.4	53.5	60.9	36.3
Unknown	1	37	50.0	26.6	4.7	9.6	0.0
Multifamily Loans							
Low	0	0	0.0	0.0	0.0	0.0	18.2
Moderate	0	0	0.0	0.0	0.0	0.0	18.6
Middle	0	0	0.0	0.0	6.7	0.5	26.9
Upper	0	0	0.0	0.0	6.7	0.5	36.3
Unknown	2	890	100.0	100.0	86.7	98.9	0.0
Other Closed/Exempt							
Low	1	17	50.0	37.8	20.0	5.5	18.2
Moderate	0	0	0.0	0.0	33.3	64.2	18.6
Middle	0	0	0.0	0.0	6.7	5.9	26.9
Upper	1	28	50.0	62.2	40.0	24.4	36.3
Unknown	0	0	0.0	0.0	0.0	0.0	0.0

Source: 2019 FFIEC Census Data
2011-2015 U.S. Census Bureau: American Community Survey
NOTE: Percentages may not add up to 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 \$1MM or less was comparable to the percentage of small businesses operating in the AA by number.

TABLE 32 DISTRIBUTION OF 2020 SMALL BUSINESS LENDING BY REVENUE SIZE OF BUSINESSES SOUTHEAST NEBRASKA ASSESSMENT AREA					
	Bank Loans				Total Businesses
	#	\$(000)	#%	\$%	%
By Revenue					
\$1 Million or Less	37	3,080	80.4	79.1	89.2
Over \$1 Million	8	807	17.4	20.7	7.7
Not Known	1	8	2.2	0.2	3.1
Total	46	3,894	100.0	100.0	100.0
By Loan Size					
\$100,000 or less	34	1,008	73.9	25.9	
\$100,001 – \$250,000	8	1,176	17.4	30.2	
\$250,001 – \$1 Million	4	1,710	8.7	43.9	
Total	46	3,894	100.0	100.0	
By Loan Size and Revenue \$1 Million or Less					
\$100,000 or less	28	824	75.7	26.7	
\$100,001 – \$250,000	6	846	16.2	27.5	
\$250,001 – \$1 Million	3	1,410	8.1	45.8	
Total	37	3,080	100.0	100.0	
Source: 2020 FFIEC Census Data 2020 Dun & Bradstreet Data 2011-2015 U.S. Census Bureau: American Community Survey NOTE: Percentages may not add up to 100.0 percent due to rounding.					

Small Farm Lending

The borrower distribution of small farm lending is reasonable. The bank's lending to farms with revenues of \$1MM or less was comparable to the percentage of small farms operating in the AA by number.

**TABLE 33
DISTRIBUTION OF 2020 SMALL FARM LENDING
BY REVENUE SIZE OF FARMS
SOUTHEAST NEBRASKA ASSESSMENT AREA**

	Bank Loans				Total Farms
	#	\$(000)	#%	\$%	%
By Revenue					
\$1 Million or Less	89	12,821	96.7	93.1	98.3
Over \$1 Million	3	950	3.3	6.9	1.7
Not Known	0	0	0.0	0.0	0.0
Total	92	13,771	100.0	100.0	100.0
By Loan Size					
\$100,000 or less	47	1,917	51.1	13.9	
\$100,001 – \$250,000	25	4,862	27.2	35.3	
\$250,001 – \$500,000	20	6,992	21.7	50.8	
Total	92	13,771	100.0	100.0	
By Loan Size and Revenue \$1 Million or Less					
\$100,000 or less	47	1,917	52.8	14.9	
\$100,001 – \$250,000	24	4,712	27.0	36.8	
\$250,001 – \$500,000	18	6,192	20.2	48.3	
Total	89	12,821	100.0	100.0	
<i>Source: 2020 FFIEC Census Data 2020 Dun & Bradstreet Data 2011-2015 U.S. Census Bureau: American Community Survey</i> NOTE: Percentages may not add up to 100.0 percent due to rounding.					

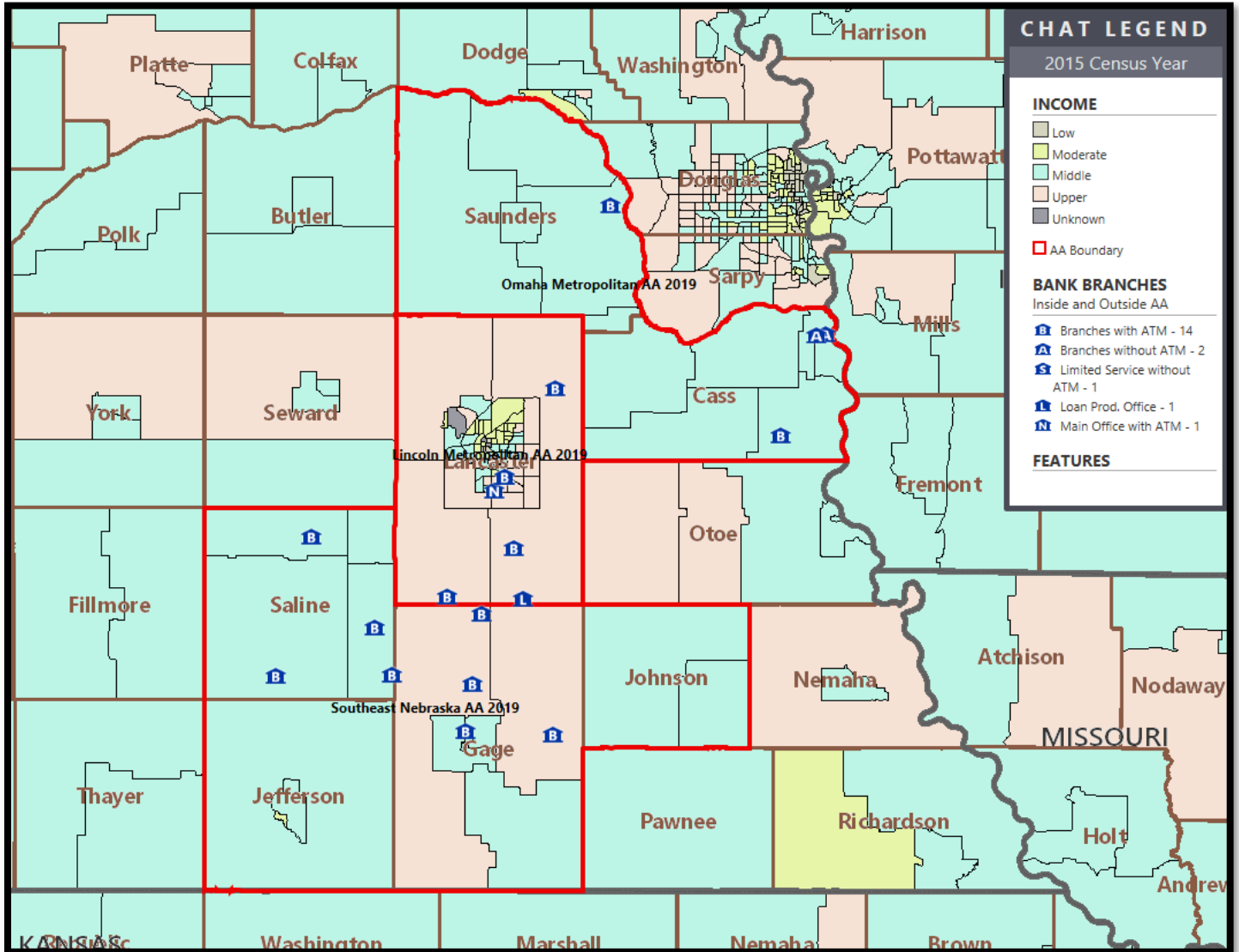
COMMUNITY DEVELOPMENT TEST

The bank’s CD performance demonstrates an adequate level of responsiveness to the AA’s CD needs. For this evaluation period, the bank’s only CD loan provided funding for a sewer system and lagoon project in a distressed area. Additionally, an investment was made to assist with renovations to a nursing home where between 75 and 80 percent of the residents are on Medicaid. Other investments included school bonds where a majority of the enrolled students receive free or reduced lunches. Furthermore, the bank’s employees utilized their financial expertise and leadership to provide financial education to various schools and local non-profit organizations in the AA. The bank’s employees also served on different boards of directors of economic development organizations and assisted in strengthening the economic base of existing businesses, as well as assisted with recruiting new businesses to the area. In addition, the bank’s donations primarily assisted local schools and a food pantry. Refer to Table 34 for a summary of the bank’s total CD activity within the AA.

**TABLE 34
COMMUNITY DEVELOPMENT ACTIVITIES
SOUTHEAST NEBRASKA ASSESSMENT AREA**

Community Development Purpose	Community Development Loans		Qualified Investments						Community Development Services
			Investments		Donations		Total Investments		
	#	\$(000)	#	\$(000)	#	\$(000)	#	\$(000)	#
Affordable Housing	0	0	0	0	0	0	0	0	1
Community Services	0	0	2	415	8	2	10	417	26
Economic Development	0	0	0	0	0	0	0	0	1
Revitalization and Stabilization	1	1,035	3	600	0	0	3	600	5
Totals	1	1,035	5	1,015	8	2	13	1,017	33

APPENDIX A – MAP OF THE ASSESSMENT AREAS



APPENDIX B – DEMOGRAPHIC INFORMATION

TABLE B-1 LINCOLN METROPOLITAN ASSESSMENT AREA 2020 DEMOGRAPHICS								
Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low	5	6.8	2,930	4.2	900	30.7	15,027	21.3
Moderate	21	28.4	17,011	24.1	3,283	19.3	12,043	17.1
Middle	21	28.4	24,396	34.6	1,714	7.0	14,937	21.2
Upper	22	29.7	25,882	36.7	533	2.1	28,542	40.5
Unknown	5	6.8	330	0.5	161	48.8	0	0.0
Total AA	74	100.0	70,549	100.0	6,591	9.3	70,549	100.0
	Housing Units by Tract	Housing Type by Tract						
		Owner-occupied			Rental		Vacant	
		#	% by tract	% by unit	#	% by unit	#	% by unit
Low	9,081	1,128	1.6	12.4	7,161	78.9	792	8.7
Moderate	34,905	13,619	19.5	39.0	18,937	54.3	2,349	6.7
Middle	42,098	26,890	38.5	63.9	13,751	32.7	1,457	3.5
Upper	36,734	28,104	40.2	76.5	7,188	19.6	1,442	3.9
Unknown	955	111	0.2	11.6	778	81.5	66	6.9
Total AA	123,773	69,852	100.0	56.4	47,815	38.6	6,106	4.9
	Total Businesses by Tract		Businesses by Tract & Revenue Size					
			Less Than or = \$1 Million		Over \$1 Million		Revenue Not Reported	
			#	%	#	%	#	%
Low	504	3.7	438	3.5	50	4.2	16	10.3
Moderate	3,806	27.6	3,311	26.6	439	36.7	56	36.1
Middle	4,254	30.8	3,878	31.2	349	29.2	27	17.4
Upper	5,012	36.3	4,646	37.3	314	26.3	52	33.5
Unknown	221	1.6	174	1.4	43	3.6	4	2.6
Total AA	13,797	100.0	12,447	100.0	1,195	100.0	155	100.0
Percentage of Total Businesses:			90.2		8.7		1.1	
	Total Farms by Tract		Farms by Tract & Revenue Size					
			Less Than or = \$1 Million		Over \$1 Million		Revenue Not Reported	
			#	%	#	%	#	%
Low	5	1.4	5	1.4	0	0.0	0	0.0
Moderate	33	9.2	31	8.8	1	14.3	1	100.0
Middle	58	16.1	56	15.9	2	28.6	0	0.0
Upper	263	73.1	259	73.6	4	57.1	0	0.0
Unknown	1	0.3	1	0.3	0	0.0	0	0.0
Total AA	360	100.0	352	100.0	7	100.0	1	100.0
Percentage of Total Farms:			97.8		1.9		0.3	
Source: 2020 FFIEC Census Data 2020 Dun & Bradstreet Data 2011-2015 U.S. Census Bureau: American Community Survey NOTE: Percentages may not add up to 100.0 percent due to rounding.								

**TABLE B-2
LINCOLN METROPOLITAN ASSESSMENT AREA 2019 DEMOGRAPHICS**

Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low	5	6.8	2,930	4.2	900	30.7	15,027	21.3
Moderate	21	28.4	17,011	24.1	3,283	19.3	12,043	17.1
Middle	21	28.4	24,396	34.6	1,714	7.0	14,937	21.2
Upper	22	29.7	25,882	36.7	533	2.1	28,542	40.5
Unknown	5	6.8	330	0.5	161	48.8	0	0.0
Total AA	74	100.0	70,549	100.0	6,591	9.3	70,549	100.0
	Housing Units by Tract	Housing Type by Tract						
		Owner-occupied			Rental		Vacant	
		#	% by tract	% by unit	#	% by unit	#	% by unit
Low	9,081	1,128	1.6	12.4	7,161	78.9	792	8.7
Moderate	34,905	13,619	19.5	39.0	18,937	54.3	2,349	6.7
Middle	42,098	26,890	38.5	63.9	13,751	32.7	1,457	3.5
Upper	36,734	28,104	40.2	76.5	7,188	19.6	1,442	3.9
Unknown	955	111	0.2	11.6	778	81.5	66	6.9
Total AA	123,773	69,852	100.0	56.4	47,815	38.6	6,106	4.9
	Total Businesses by Tract	Businesses by Tract & Revenue Size						
		Less Than or = \$1 Million		Over \$1 Million		Revenue Not Reported		
		#	%	#	%	#	%	
Low	499	3.7	433	3.6	53	4.4	13	8.6
Moderate	3,856	28.5	3,345	27.5	452	37.2	59	38.8
Middle	4,149	30.6	3,770	31.0	352	29.0	27	17.8
Upper	4,818	35.6	4,453	36.6	316	26.0	49	32.2
Unknown	215	1.6	170	1.4	41	3.4	4	2.6
Total AA	13,537	100.0	12,171	100.0	1,214	100.0	152	100.0
Percentage of Total Businesses:				89.9			9.0	1.1
	Total Farms by Tract	Farms by Tract & Revenue Size						
		Less Than or = \$1 Million		Over \$1 Million		Revenue Not Reported		
		#	%	#	%	#	%	
Low	5	1.5	5	1.5	0	0.0	0	0.0
Moderate	27	8.0	26	7.9	1	14.3	0	0.0
Middle	51	15.2	49	14.9	2	28.6	0	0.0
Upper	252	75.0	248	75.4	4	57.1	0	0.0
Unknown	1	0.3	1	0.3	0	0.0	0	0.0
Total AA	336	100.0	329	100.0	7	100.0	0	0.0
Percentage of Total Farms:				97.9			2.1	0.0
<p>Source: 2019 FFIEC Census Data 2019 Dun & Bradstreet Data 2011-2015 U.S. Census Bureau: American Community Survey NOTE: Percentages may not add up to 100.0 percent due to rounding.</p>								

**TABLE B-3
OMAHA METROPOLITAN ASSESSMENT AREA 2020 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	1,908	15.1
Moderate	0	0.0	0	0.0	0	0.0	2,267	18.0
Middle	11	100.0	12,629	100.0	671	5.3	3,308	26.2
Upper	0	0.0	0	0.0	0	0.0	5,146	40.7
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	11	100.0	12,629	100.0	671	5.3	12,629	100.0
	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	0	0	0.0	0.0	0	0.0	0	0.0
Middle	20,556	14,183	100.0	69.0	3,628	17.6	2,745	13.4
Upper	0	0	0.0	0.0	0	0.0	0	0.0
Unknown	0	0	0.0	0.0	0	0.0	0	0.0
Total AA	20,556	14,183	100.0	69.0	3,628	17.6	2,745	13.4
	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	0	0.0	0	0.0	0	0.0	0	0.0
Middle	2,319	100.0	2,127	100.0	133	100.0	59	100.0
Upper	0	0.0	0	0.0	0	0.0	0	0.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	2,319	100.0	2,127	100.0	133	100.0	59	100.0
Percentage of Total Businesses:				91.7	5.7	2.5		
	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	0	0.0	0	0.0	0	0.0	0	0.0
Middle	397	100.0	393	100.0	3	100.0	1	100.0
Upper	0	0.0	0	0.0	0	0.0	0	0.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	397	100.0	393	100.0	3	100.0	1	100.0
Percentage of Total Farms:				99.0	0.8	0.3		
<i>Source: 2020 FFIEC Census Data 2020 Dun & Bradstreet Data 2011-2015 U.S. Census Bureau: American Community Survey</i> NOTE: Percentages may not add up to 100.0 percent due to rounding.								

**TABLE B-4
OMAHA METROPOLITAN ASSESSMENT AREA 2019 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	1,908	15.1
Moderate	0	0.0	0	0.0	0	0.0	2,267	18.0
Middle	11	100.0	12,629	100.0	671	5.3	3,308	26.2
Upper	0	0.0	0	0.0	0	0.0	5,146	40.7
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	11	100.0	12,629	100.0	671	5.3	12,629	100.0
	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	0	0	0.0	0.0	0	0.0	0	0.0
Middle	20,556	14,183	100.0	69.0	3,628	17.6	2,745	13.4
Upper	0	0	0.0	0.0	0	0.0	0	0.0
Unknown	0	0	0.0	0.0	0	0.0	0	0.0
Total AA	20,556	14,183	100.0	69.0	3,628	17.6	2,745	13.4
	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	0	0.0	0	0.0	0	0.0	0	0.0
Middle	2,313	100.0	2,115	100.0	140	100.0	58	100.0
Upper	0	0.0	0	0.0	0	0.0	0	0.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	2,313	100.0	2,115	100.0	140	100.0	58	100.0
Percentage of Total Businesses:			91.4		6.1		2.5	
	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	0	0.0	0	0.0	0	0.0	0	0.0
Middle	400	100.0	395	100.0	4	100.0	1	100.0
Upper	0	0.0	0	0.0	0	0.0	0	0.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	400	100.0	395	100.0	4	100.0	1	100.0
Percentage of Total Farms:			98.8		1.0		0.3	
<p>Source: 2019 FFIEC Census Data 2019 Dun & Bradstreet Data 2011-2015 U.S. Census Bureau: American Community Survey NOTE: Percentages may not add up to 100.0 percent due to rounding.</p>								

**TABLE B-5
SOUTHEAST NEBRASKA ASSESSMENT AREA 2020 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	2,322	18.2
Moderate	1	6.3	316	2.5	54	17.1	2,367	18.6
Middle	13	81.3	10,607	83.2	827	7.8	3,424	26.9
Upper	2	12.5	1,821	14.3	53	2.9	4,631	36.3
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	16	100.0	12,744	100.0	934	7.3	12,744	100.0
	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	887	395	2.9	44.5	321	36.2	171	19.3
Middle	18,737	11,285	81.9	60.2	5,177	27.6	2,275	12.1
Upper	2,631	2,094	15.2	79.6	317	12.0	220	8.4
Unknown	0	0	0.0	0.0	0	0.0	0	0.0
Total AA	22,255	13,774	100.0	61.9	5,815	26.1	2,666	12.0
	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	110	4.9	99	4.9	9	5.2	2	2.8
Middle	1,818	80.3	1,613	79.9	150	86.2	55	77.5
Upper	336	14.8	307	15.2	15	8.6	14	19.7
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	2,264	100.0	2,019	100.0	174	100.0	71	100.0
Percentage of Total Businesses:			89.2		7.7		3.1	
	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	4	0.7	4	0.8	0	0.0	0	0.0
Middle	390	72.8	383	72.7	7	77.8	0	0.0
Upper	142	26.5	140	26.6	2	22.2	0	0.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	536	100.0	527	100.0	9	100.0	0	0.0
Percentage of Total Farms:			98.3		1.7		0.0	
<p>Source: 2020 FFIEC Census Data 2020 Dun & Bradstreet Data 2011-2015 U.S. Census Bureau: American Community Survey NOTE: Percentages may not add up to 100.0 percent due to rounding.</p>								

**TABLE B-6
SOUTHEAST NEBRASKA ASSESSMENT AREA 2019 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	2,322	18.2
Moderate	1	6.3	316	2.5	54	17.1	2,367	18.6
Middle	13	81.3	10,607	83.2	827	7.8	3,424	26.9
Upper	2	12.5	1,821	14.3	53	2.9	4,631	36.3
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	16	100.0	12,744	100.0	934	7.3	12,744	100.0
	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	887	395	2.9	44.5	321	36.2	171	19.3
Middle	18,737	11,285	81.9	60.2	5,177	27.6	2,275	12.1
Upper	2,631	2,094	15.2	79.6	317	12.0	220	8.4
Unknown	0	0	0.0	0.0	0	0.0	0	0.0
Total AA	22,255	13,774	100.0	61.9	5,815	26.1	2,666	12.0
	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	114	5.1	100	5.0	11	6.2	3	4.3
Middle	1,797	80.7	1,593	80.4	152	85.9	52	75.4
Upper	317	14.2	289	14.6	14	7.9	14	20.3
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	2,228	100.0	1,982	100.0	177	100.0	69	100.0
Percentage of Total Businesses:			89.0		7.9		3.1	
	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	3	0.6	3	0.6	0	0.0	0	0.0
Middle	389	72.4	382	72.3	7	77.8	0	0.0
Upper	145	27.0	143	27.1	2	22.2	0	0.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	537	100.0	528	100.0	9	100.0	0	0.0
Percentage of Total Farms:			98.3		1.7		0.0	
<p>Source: 2019 FFIEC Census Data 2019 Dun & Bradstreet Data 2011-2015 U.S. Census Bureau: American Community Survey NOTE: Percentages may not add up to 100.0 percent due to rounding.</p>								

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, home equity loans, other secured consumer loans, and other unsecured consumer loans.

Family: Includes a householder and one or more other persons living in the same household who are related to the householder by birth, marriage, or adoption. The number of family households always equals the number of families; however, a family household may also include 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 (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 refinancing 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 under the Lending, Investment, and Service Tests 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.

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.

Small loan(s) to business(es): A loan included in 'loans to small businesses' as defined in the Consolidated Report of Condition and Income (Call Report) and the Thrift Financial Reporting (TFR) instructions. These loans have original amounts of \$1 million or less and typically are either secured by nonfarm or nonresidential real estate or are classified as commercial and industrial loans. 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 instructions for preparation of the Consolidated Report of Condition and Income (Call Report). These loans have original amounts of \$500,000 or less and are either secured by farmland, or are classified as loans to finance agricultural production and other loans to farmers.

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.