



## **PUBLIC DISCLOSURE**

April 15, 2024

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

Cowboy State Bank  
RSSD# 544951

515 US Highway 14  
Ranchester, Wyoming 82839

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**

**Cowboy State 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 occurs throughout the bank's AA.
- Lending reflects an excellent distribution among businesses and farms 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 (2020, 2021, and 2022) 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 18-quarter average NLTD ratio.
- A sample of 71 small business loans, from a universe of 110 loans, originated between October 1, 2019, and December 31, 2022.
- The universe of 32 small farm loans originated between October 1, 2019, and December 31, 2022.

For this evaluation, the bank's small business lending was given greater weight in the analysis given the number of loan originations and the bank's loan portfolio composition.

## **DESCRIPTION OF INSTITUTION**

Cowboy State Bank is a community bank headquartered in Ranchester, Wyoming. The bank's characteristics include:

- The bank is a wholly owned subsidiary of Cowboy State Bancorp, Inc.
- The bank has total assets of \$46.3 million as of September 30, 2023.
- In addition to its main office in Rancheater, the bank has one additional office located in Sheridan, Wyoming.
- The bank operates two cash-only automated teller machines (ATMs), one at each office location.
- As shown in the table below, the bank’s primary business focus is commercial lending.

**Table 1**

<b>Composition of Loan Portfolio as of September 30, 2023</b>		
<b>Loan Type</b>	<b>\$(000)</b>	<b>%</b>
Construction and Land Development	2,638	9.2
Farmland	1,838	6.4
1- to 4-Family Residential Real Estate	6,222	21.7
Multifamily Residential Real Estate	0	0.0
Nonfarm Nonresidential Real Estate	9,215	32.1
Agricultural	3,393	11.8
Commercial and Industrial	3,440	12.0
Consumer	1,873	6.5
Other	89	0.3
<b>Gross Loans</b>	<b>28,708</b>	<b>100.0</b>

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

The bank was rated Satisfactory under the CRA at its September 30, 2019 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 North Central Wyoming AA consists of the entirety of Sheridan County, Wyoming, and one census tract in the southeast portion of Big Horn County, Montana. (See Appendix A for an AA map and Appendix C for additional demographic data).

- The bank’s delineation of its AA is unchanged since the September 30, 2019 evaluation.
- The AA is comprised of one moderate- and seven middle-income census tracts. American Community Survey (ACS) data between 2021 and 2022 resulted in changes to the income designations of census tracts during the evaluation period; the 2019 through 2021 AA was comprised of one moderate- and six middle-income census tracts.
- Within the current AA (2022), the sole moderate-income census tract has been replaced by a middle-income tract located in Big Horn County, Montana. The

current AA now includes a moderate-income census tract located in Sheridan County, Wyoming.

- According to the June 30, 2023 Federal Deposit Insurance Corporation (FDIC) Deposit Market Share Report, the bank ranks 8<sup>th</sup> of 11 FDIC-insured institutions operating in the AA with a market share of 2.8 percent.
- To further augment the CRA performance evaluation, one interview with a member of the community in which the bank operates was conducted to ascertain the credit needs of the area communities and for perspective on the local economic conditions. The community member represented an economic development organization with knowledge of local economic and business trends.

**Table 2**

<b>Population Change</b>			
<b>Assessment Area: North Central Wyoming</b>			
<b>Area</b>	<b>2015 Population</b>	<b>2020 Population</b>	<b>Percent Change</b>
North Central Wyoming	42,879	44,045	2.7
Big Horn County, MT	13,141	13,124	(0.1)
Sheridan County, WY	29,738	30,921	4.0
NonMSA Montana	647,395	697,722	7.8
NonMSA Wyoming	404,237	396,384	(1.9)
Montana	1,014,699	1,084,225	6.9
Wyoming	579,679	576,851	(0.5)

*Source: 2020 U.S. Census Bureau: Decennial Census  
2011-2015 U.S. Census Bureau: American Community Survey*

- As noted in Table 2, Sheridan County, Wyoming’s population represents 5.4 percent of the entire state of Wyoming’s population, and Big Horn County, Montana represents 1.2 percent of the entire state of Montana’s population.
- The town of Ranchester, Wyoming, with a population of 1,064, makes up 2.4 percent of the AA population, while the city of Sheridan, Wyoming, at 18,737 residents, makes up 42.5 percent of the AA population according to the 2020 Census Bureau population data.
- A community member indicated that Sheridan County’s population growth is due to deliberate efforts of the county to diversify industry in the area and create more opportunity.

**Table 3**

Median Family Income Change Assessment Area: North Central Wyoming			
Area	2015 Median Family Income	2020 Median Family Income	Percent Change
North Central Wyoming	65,584	76,538	16.7
Big Horn County, MT	52,196	57,218	9.6
Sheridan County, WY	77,595	83,570	7.7
NonMSA Montana	65,311	70,967	8.7
NonMSA Wyoming	79,576	81,346	2.2
Montana	66,943	72,773	8.7
Wyoming	79,970	81,290	1.7

*Source: 2011-2015 U.S. Census Bureau: American Community Survey  
2016-2020 U.S. Census Bureau: American Community Survey*

*Note: Median family incomes have been inflation-adjusted and are expressed in 2020 dollars.*

- The median family income in the AA at \$76,538, is 5.8 percent lower than the state of Wyoming at \$81,290, and 5.2 percent higher than the state of Montana at \$72,773.
- The percentage of LMI families in the AA at 39.8 percent, is slightly higher than both the Wyoming and Montana state figures at 37.7 percent and 38.3 percent, respectively.
- The AA poverty rate of 4.2 percent is significantly lower than the Big Horn County poverty rate of 22.9 percent, and somewhat higher than the Sheridan County poverty rate at 3.3 percent.

**Table 4**

Housing Cost Burden Assessment Area: North Central Wyoming						
Area	Cost Burden – Renters			Cost Burden – Owners		
	Low Income	Moderate Income	All Renters	Low Income	Moderate Income	All Owners
North Central Wyoming	64.6	10.1	30.6	39.0	36.7	20.9
Big Horn County, MT	51.6	3.3	23.8	31.1	15.7	15.7
Sheridan County, WY	68.6	12.3	32.6	43.1	41.3	22.2
NonMSA Montana	66.1	23.1	35.9	53.3	28.3	20.4
NonMSA Wyoming	62.3	19.6	32.1	48.0	25.7	16.3
Montana	70.7	27.7	38.3	54.9	30.4	20.2
Wyoming	64.9	22.2	34.1	51.1	27.6	16.9

*Cost Burden is housing cost that equals 30 percent or more of household income.*

*Source: U.S. Department of Housing and Urban Development (HUD), 2016-2020 Comprehensive Housing Affordability Strategy*

- The median housing value in the AA of \$278,155 is 22.0 percent higher than the state of Wyoming at \$228,000, and 13.6 percent higher than the state of Montana at \$244,900.

- The median age of housing stock in the AA at 48 years is slightly older than the Wyoming and Montana statewide averages of 41 and 42 years, respectively.
- The one moderate-income census tract in the AA contains 42.9 percent of all rental units in the AA.
- A community member indicated that the area has a very limited supply of available housing to purchase or rent. This is supported by 2020 U.S. Census data that indicated that only 12.4 percent of units in the AA are vacant.

**Table 5**

Unemployment Rates					
Assessment Area: North Central Wyoming					
Area	2018	2019	2020	2021	2022
North Central Wyoming	5.4	4.6	5.5	5.1	3.6
Big Horn County, MT	9.6	7.4	7.2	7.5	4.4
Sheridan County, WY	4.1	3.6	5.0	4.4	3.3
NonMSA Montana	3.9	3.6	5.9	3.4	2.7
NonMSA Wyoming	4.0	3.7	5.7	4.5	3.5
Montana	3.7	3.5	5.8	3.4	2.6
Wyoming	4.1	3.7	5.9	4.6	3.6

*Source: Bureau of Labor Statistics: Local Area Unemployment Statistics*

- The percentage of individuals participating in the AA labor force at 62.4 percent is slightly lower than the statewide figures for both Wyoming and Montana at 65.9 percent and 63.5 percent, respectively.
- The single moderate-income census tract in the AA contains a higher percentage of individuals that are unemployed at 7.1 percent versus the middle-income tracts at 3.7 percent, which is more consistent with the AA unemployment rate of 3.6 percent.
- The major industries in both Sheridan County, Wyoming and Big Horn County, Montana are in educational services and healthcare services.
- A community member stated that in Sheridan County, the major employers are the Sheridan County School District and the Sheridan VA Medical Center.

**CONCLUSIONS WITH RESPECT TO PERFORMANCE CRITERIA**

The bank’s overall lending test performance is Satisfactory. This conclusion was based on a reasonable NLTD, a majority of loans originated within the bank’s AA, as well as reasonable geographic distribution of lending and excellent borrower distribution of lending.

For the geographic and borrower distribution analyses, small business loan data and small farm loan data for 2019, 2020, and 2021 was combined and evaluated aggregately and compared to 2021 demographic data, as there were no significant changes to

demographic data during the stated three-year period. The 2022 data was compared to 2022 demographic data.

The 2022 lending tables are reflected in the body of the report, while the 2019, 2020 and 2021 lending tables are located in Appendix B.

**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 AA, and in comparison, to similarly situated FDIC-insured institutions. The similarly situated institutions were selected based on product offerings, geographic proximity to the bank, and asset size.

The bank’s NLTD ratio is reasonable. The bank’s 18-quarter average NLTD ratio at 58.8 percent is within the range of the similarly situated institutions.

**Table 9**

Comparative NLTD Ratios June 30, 2019 – September 30, 2023			
Institution	Location	Asset Size \$(000)	NLTD Ratio (%)
			18 Quarter Average
Cowboy State Bank	Ranchester, WY	46,259	58.8
<b>Similarly Situated Institutions</b>			
Buffalo Federal Bank	Buffalo, WY	184,091	83.5
Big Horn FSB	Greybull, WY	357,834	41.1
Security State Bank	Basin, WY	425,275	56.6

**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 and dollar, inside the AA.

**Table 10**

Lending Inside and Outside the Assessment Area								
Loan Type	Inside				Outside			
	#	#%	\$(000)	%	#	#%	\$(000)	%
Small Business	58	81.7	5,742	71.7	13	18.3	2,270	28.3
Small Farm	29	90.6	1,716	86.8	3	9.4	260	13.2
<b>Total Loans</b>	<b>87</b>	<b>84.5</b>	<b>7,458</b>	<b>74.7</b>	<b>16</b>	<b>15.5</b>	<b>2,530</b>	<b>25.3</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 and dispersion throughout the AA.

Small Business Lending

The geographic distribution of small business lending is reasonable. The bank’s small business lending in the moderate-income census tract, with no originations, is below the demographic figure, which represents the percentage of businesses by census tract income level. However, the tract is predominately residential, with only 4.8 percent of the AA businesses located within the tract, and considerable lending competition in the immediate area. A review of aggregate lending data submitted by CRA reporters in the bank’s AA, noted an aggregate distribution of 1.3 percent by number and 1.9 percent by dollar to small businesses in the moderate-income census tract. While aggregate data is not a direct comparison to the bank’s lending, aggregate CRA figures are relevant as a proxy to ascertain demand for credit. The bank’s performance is considered reasonable given limited lending demand for small business credit in the moderate-income census tract, and increased lending competition.

Small business lending from 2019 through 2021 is above performance in 2022; however, this does not change the overall reasonable conclusion. Lending in 2021 was elevated due to the bank’s participation in the U.S. Small Business Administration Paycheck Protection Program (PPP); however, during 2019 and 2020, the bank did not penetrate the moderate-income census tract. Refer to Appendix A for census tract maps and Appendix B for 2019 through 2021 tables.

**Table 11**

Distribution of 2022 Small Business Lending By Income Level of Geography					
Assessment Area: North Central Wyoming					
Geographic Income Level	Bank Loans				Total Businesses %
	#	#%	\$(000)	\$%	
Low	0	0.0	0	0.0	0.0
Moderate	0	0.0	0	0.0	4.8
Middle	7	100.0	1,199	100.0	95.2
Upper	0	0.0	0	0.0	0.0
Unknown	0	0.0	0	0.0	0.0
Tract-Unk	0	0.0	0	0.0	
<b>Total</b>	7	100.0	1,199	100.0	100.0

Source: 2022 FFIEC Census Data  
2022 Dun & Bradstreet Data  
2016-2020 U.S. Census Bureau: American Community Survey

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

Small Farm Lending

The geographic distribution of small farm lending is excellent. The bank’s small farm lending in the moderate-income census tract for 2022 is comparable to the demographic figure, which represents the percentage of farms by census tract income level. According to the demographic figure, the AA contains a relatively low volume of farms with only 2.4 percent of the AA’s farms residing in the moderate-income census tract.

An evaluation of the bank’s loan dispersion of small farm loans among geographies of different income level was conducted. While gaps were identified that included the AA’s moderate-income census tract, as noted above, the tract has limited lending opportunity. Therefore, it is reasonable that the bank would not easily penetrate this tract.

Small farm lending in 2019 through 2021 was above 2022 performance. (Refer to tables in Appendix B.) As noted in the small business geographic analysis, the moderate-income census tract during these years was located in Big Horn County, Montana. The bank’s lending during all three years was above the demographic figure of 6.9 percent, averaging 89.5 percent by number, representing excellent lending performance, and supporting an overall excellent rating for small farm lending when considering performance across all four years.

**Table 12**

Distribution of 2022 Small Farm Lending By Income Level of Geography					
Assessment Area: North Central Wyoming					
Geographic Income Level	Bank Loans				Total Farms %
	#	#%	\$(000)	\$%	
Low	0	0.0	0	0.0	0.0
Moderate	0	0.0	0	0.0	2.4
Middle	10	100.0	1,032	100.0	97.6
Upper	0	0.0	0	0.0	0.0
Unknown	0	0.0	0	0.0	0.0
Tract-Unk	0	0.0	0	0.0	
<b>Total</b>	10	100.0	1,032	100.0	100.0

Source: 2022 FFIEC Census Data  
2022 Dun & Bradstreet Data  
2016-2020 U.S. Census Bureau: American Community Survey

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

**Lending to Businesses and Farms of Different Sizes**

This performance criterion evaluates the bank’s lending to businesses and farms of different revenue sizes. The bank’s lending has an excellent distribution among businesses and farms of different sizes.

Small Business Lending

The borrower distribution of small business lending is excellent. The bank’s lending to businesses with gross annual revenues of \$1 million or less (small businesses), at 100.0 percent, is comparable to the demographic figure, which represents the percentage of businesses by revenue size. A review of aggregate lending data submitted by CRA reporters in the bank’s AA noted an aggregate distribution of 50.3 percent by number and 36.8 percent by dollar to small businesses with gross annual revenues of \$1 million or less. While aggregate data is not a direct comparison to the bank’s lending, aggregate CRA figures are a relevant proxy to ascertain demand for credit. Considering this context, the bank’s performance is excellent.

Small business lending in 2019 through 2021 was consistent with 2022 performance.

**Table 13**

<b>Distribution of 2022 Small Business Lending By Revenue Size of Businesses</b>					
<b>Assessment Area: North Central Wyoming</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>	7	100.0	1,199	100.0	93.7
<b>Over \$1 Million</b>	0	0.0	0	0.0	3.0
<b>Revenue Unknown</b>	0	0.0	0	0.0	3.3
<b>Total</b>	7	100.0	1,199	100.0	100.0
<b>By Loan Size</b>					
<b>\$100,000 or Less</b>	3	42.9	135	11.3	
<b>\$100,001 - \$250,000</b>	3	42.9	464	38.7	
<b>\$250,001 - \$1 Million</b>	1	14.3	600	50.0	
<b>Total</b>	7	100.0	1,199	100.0	
<b>By Loan Size and Revenues \$1 Million or Less</b>					
<b>\$100,000 or Less</b>	3	42.9	135	11.3	
<b>\$100,001 - \$250,000</b>	3	42.9	464	38.7	
<b>\$250,001 - \$1 Million</b>	1	14.3	600	50.0	
<b>Total</b>	7	100.0	1,199	100.0	
<i>Source: 2022 FFIEC Census Data 2022 Dun &amp; Bradstreet Data 2016-2020 U.S. Census Bureau: American Community Survey</i>					
<i>Note: Percentages may not total 100.0 percent due to rounding.</i>					

Small Farm Lending

The borrower distribution of small farm lending is reasonable. The bank’s lending performance at 100.0 percent by number volume is comparable to the demographic figure, which represents the percentage of total farms with gross annual revenues of \$1 million or less.

Small farm lending in 2019 through 2021 is consistent with 2022 performance.

**Table 14**

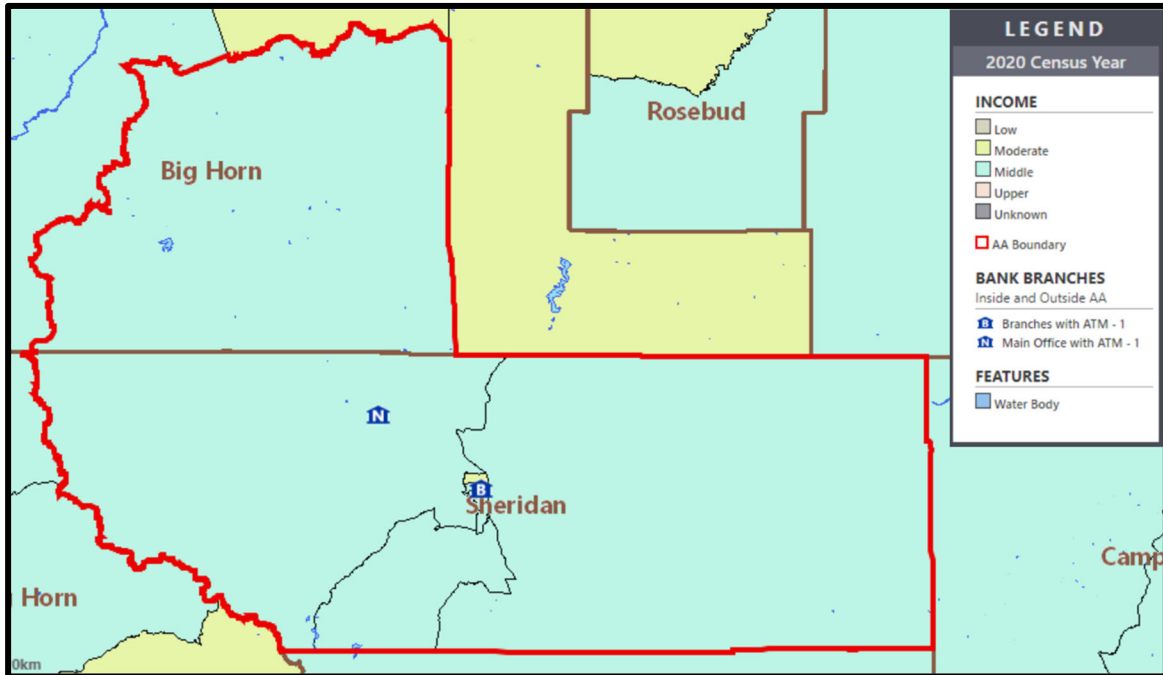
<b>Distribution of 2022 Small Farm Lending By Revenue Size of Farms</b>					
<b>Assessment Area: North Central Wyoming</b>					
	<b>Bank Loans</b>				<b>Total Farms %</b>
	<b>#</b>	<b>#%</b>	<b>\$(000)</b>	<b>%</b>	
<b>By Revenue</b>					
<b>\$1 Million or Less</b>	10	100.0	1,032	100.0	98.4
<b>Over \$1 Million</b>	0	0.0	0	0.0	1.6
<b>Revenue Unknown</b>	0	0.0	0	0.0	0.0
<b>Total</b>	10	100.0	1,032	100.0	100.0
<b>By Loan Size</b>					
<b>\$100,000 or Less</b>	5	50.0	80	7.8	
<b>\$100,001 - \$250,000</b>	4	40.0	599	58.0	
<b>\$250,001 - \$500,000</b>	1	10.0	353	34.2	
<b>Total</b>	10	100.0	1,032	100.0	
<b>By Loan Size and Revenues \$1 Million or Less</b>					
<b>\$100,000 or Less</b>	5	50.0	80	7.8	
<b>\$100,001 - \$250,000</b>	4	40.0	599	58.0	
<b>\$250,001 - \$500,000</b>	1	10.0	353	34.2	
<b>Total</b>	10	100.0	1,032	100.0	
<i>Source: 2022 FFIEC Census Data 2022 Dun &amp; Bradstreet Data 2016-2020 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**

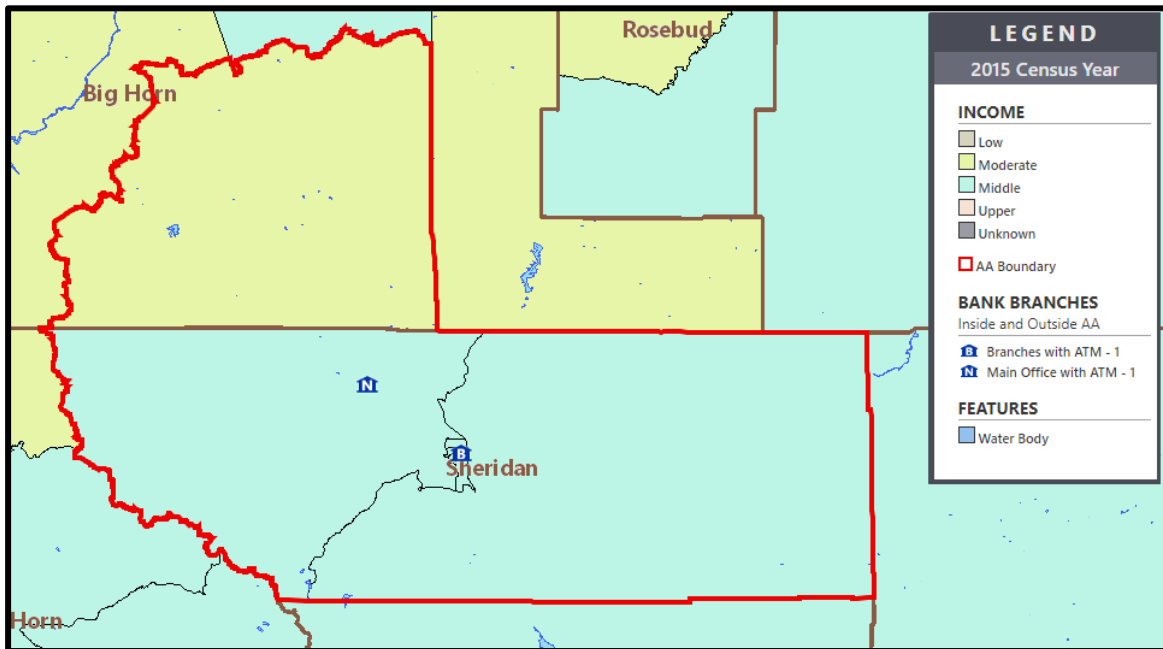
Compliance with the substantive provisions of antidiscrimination and other consumer protection laws and regulations, including the Equal Credit Opportunity Act and the Fair Housing Act, was considered as part of this CRA evaluation. No evidence of a pattern or practice of discrimination on a prohibited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

APPENDIX A – MAP OF THE ASSESSMENT AREA

Map A-1  
2022



Map A-2  
2019 – 2021



**APPENDIX B – ADDITIONAL LENDING TABLES**

**Table B-1**

<b>Distribution of 2020 and 2021 Small Business Lending By Income Level of Geography</b>									
<b>Assessment Area: North Central Wyoming</b>									
<b>Geographic Income Level</b>	<b>Bank Loans By Year</b>								<b>Total Businesses %</b>
	<b>2020</b>				<b>2021</b>				
	<b>#</b>	<b>#%</b>	<b>\$(000)</b>	<b>\$%</b>	<b>#</b>	<b>#%</b>	<b>\$(000)</b>	<b>\$%</b>	
<b>Low</b>	0	0.0	0	0.0	0	0.0	0	0.0	0.0
<b>Moderate</b>	0	0.0	0	0.0	6	19.4	100	4.9	0.3
<b>Middle</b>	19	100.0	2,516	100.0	25	80.6	1,922	95.1	99.7
<b>Upper</b>	0	0.0	0	0.0	0	0.0	0	0.0	0.0
<b>Unknown</b>	0	0.0	0	0.0	0	0.0	0	0.0	0.0
<b>Tract-Unk</b>	0	0.0	0	0.0	0	0.0	0	0.0	
<b>Total</b>	19	100.0	2,516	100.0	31	100.0	2,022	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.

**Table B-2**

<b>Distribution of 2020 and 2021 Small Farm Lending By Income Level of Geography</b>									
<b>Assessment Area: North Central Wyoming</b>									
<b>Geographic Income Level</b>	<b>Bank Loans By Year</b>								<b>Total Farms %</b>
	<b>2020</b>				<b>2021</b>				
	<b>#</b>	<b>#%</b>	<b>\$(000)</b>	<b>\$%</b>	<b>#</b>	<b>#%</b>	<b>\$(000)</b>	<b>\$%</b>	
<b>Low</b>	0	0.0	0	0.0	0	0.0	0	0.0	0.0
<b>Moderate</b>	7	77.8	3	0.7	8	100.0	279	100.0	6.1
<b>Middle</b>	2	22.2	399	99.3	0	0.0	0	0.0	93.9
<b>Upper</b>	0	0.0	0	0.0	0	0.0	0	0.0	0.0
<b>Unknown</b>	0	0.0	0	0.0	0	0.0	0	0.0	0.0
<b>Tract-Unk</b>	0	0.0	0	0.0	0	0.0	0	0.0	
<b>Total</b>	9	100.0	402	100.0	8	100.0	279	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.

**Table B-3**

<b>Distribution of 2020 and 2021 Small Business Lending By Revenue Size of Businesses</b>									
<b>Assessment Area: North Central Wyoming</b>									
	<b>Bank Loans By Year</b>								<b>Total Businesses %</b>
	<b>2020</b>				<b>2021</b>				
	<b>#</b>	<b>#%</b>	<b>\$(000)</b>	<b>\$%</b>	<b>#</b>	<b>#%</b>	<b>\$(000)</b>	<b>\$%</b>	
<b>By Revenue</b>									
<b>\$1 Million or Less</b>	19	100.0	2,516	100.0	31	100.0	2,022	100.0	94.6
<b>Over \$1 Million</b>	0	0.0	0	0.0	0	0.0	0	0.0	3.4
<b>Revenue Unknown</b>	0	0.0	0	0.0	0	0.0	0	0.0	2.0
<b>Total</b>	19	100.0	2,516	100.0	31	100.0	2,022	100.0	100.0
<b>By Loan Size</b>									
<b>\$100,000 or Less</b>	13	68.4	233	9.3	27	87.1	603	29.8	
<b>\$100,001 - \$250,000</b>	3	15.8	411	16.3	3	9.7	507	25.1	
<b>\$250,001 - \$1 Million</b>	3	15.8	1,872	74.4	1	3.2	912	45.1	
<b>Total</b>	19	100.0	2,516	100.0	31	100.0	2,022	100.0	
<b>By Loan Size and Revenue \$1 Million or Less</b>									
<b>\$100,000 or Less</b>	13	68.4	233	9.3	27	87.1	603	29.8	
<b>\$100,001 - \$250,000</b>	3	15.8	411	16.3	3	9.7	507	25.1	
<b>\$250,001 - \$1 Million</b>	3	15.8	1,872	74.4	1	3.2	912	45.1	
<b>Total</b>	19	100.0	2,516	100.0	31	100.0	2,022	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>									

**Table B-4**

<b>Distribution of 2020 and 2021 Small Farm Lending By Revenue Size of Farms</b>									
<b>Assessment Area: North Central Wyoming</b>									
	<b>Bank Loans By Year</b>								<b>Total Farms %</b>
	<b>2020</b>				<b>2021</b>				
	<b>#</b>	<b>#%</b>	<b>\$(000)</b>	<b>\$%</b>	<b>#</b>	<b>#%</b>	<b>\$(000)</b>	<b>\$%</b>	
<b>By Revenue</b>									
<b>\$1 Million or Less</b>	9	100.0	402	100.0	8	100.0	279	100.0	98.3
<b>Over \$1 Million</b>	0	0.0	0	0.0	0	0.0	0	0.0	1.7
<b>Revenue Unknown</b>	0	0.0	0	0.0	0	0.0	0	0.0	0.0
<b>Total</b>	9	100.0	402	100.0	8	100.0	279	100.0	100.0
<b>By Loan Size</b>									
<b>\$100,000 or Less</b>	8	88.9	26	6.5	7	87.5	149	53.4	
<b>\$100,001 - \$250,000</b>	0	0.0	0	0.0	1	12.5	130	46.6	
<b>\$250,001 - \$500,000</b>	1	11.1	376	93.5	0	0.0	0	0.0	
<b>Total</b>	9	100.0	402	100.0	8	100.0	279	100.0	
<b>By Loan Size and Revenue \$1 Million or Less</b>									
<b>\$100,000 or Less</b>	8	88.9	26	6.5	7	87.5	149	53.4	
<b>\$100,001 - \$250,000</b>	0	0.0	0	0.0	1	12.5	130	46.6	
<b>\$250,001 - \$500,000</b>	1	11.1	376	93.5	0	0.0	0	0.0	
<b>Total</b>	9	100.0	402	100.0	8	100.0	279	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.									

**Table B-5**

<b>Distribution of 2019 Small Business Lending By Income Level of Geography</b>					
<b>Assessment Area: North Central Wyoming</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>	0	0.0	0	0.0	0.5
<b>Middle</b>	1	100.0	5	100.0	99.5
<b>Upper</b>	0	0.0	0	0.0	0.0
<b>Unknown</b>	0	0.0	0	0.0	0.0
<b>Tract-Unk</b>	0	0.0	0	0.0	
<b>Total</b>	1	100.0	5	100.0	100.0
Source: 2019 FFIEC Census Data 2019 Dun & Bradstreet Data 2011-2015 U.S. Census Bureau: American Community Survey					
Note: Percentages may not total 100.0 percent due to rounding.					



**Table B-6**

<b>Distribution of 2019 Small Farm Lending By Income Level of Geography</b>					
<b>Assessment Area: North Central Wyoming</b>					
<b>Geographic Income Level</b>	<b>Bank Loans</b>				<b>Total Farms %</b>
	<b>#</b>	<b>#%</b>	<b>\$(000)</b>	<b>\$%</b>	
<b>Low</b>	0	0.0	0	0.0	0.0
<b>Moderate</b>	2	100.0	2	100.0	6.9
<b>Middle</b>	0	0.0	0	0.0	93.1
<b>Upper</b>	0	0.0	0	0.0	0.0
<b>Unknown</b>	0	0.0	0	0.0	0.0
<b>Tract-Unk</b>	0	0.0	0	0.0	
<b>Total</b>	2	100.0	2	100.0	100.0

Source: 2019 FFIEC Census Data  
2019 Dun & Bradstreet Data  
2011-2015 U.S. Census Bureau: American Community Survey

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

**Table B-7**

<b>Distribution of 2019 Small Business Lending By Revenue Size of Businesses</b>					
<b>Assessment Area: North Central Wyoming</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>	1	100.0	5	100.0	91.6
<b>Over \$1 Million</b>	0	0.0	0	0.0	6.1
<b>Revenue Unknown</b>	0	0.0	0	0.0	2.3
<b>Total</b>	1	100.0	5	100.0	100.0
<b>By Loan Size</b>					
<b>\$100,000 or Less</b>	1	100.0	5	100.0	
<b>\$100,001 - \$250,000</b>	0	0.0	0	0.0	
<b>\$250,001 - \$1 Million</b>	0	0.0	0	0.0	
<b>Total</b>	1	100.0	5	100.0	
<b>By Loan Size and Revenues \$1 Million or Less</b>					
<b>\$100,000 or Less</b>	1	100.0	5	100.0	
<b>\$100,001 - \$250,000</b>	0	0.0	0	0.0	
<b>\$250,001 - \$1 Million</b>	0	0.0	0	0.0	
<b>Total</b>	1	100.0	5	100.0	

Source: 2019 FFIEC Census Data  
2019 Dun & Bradstreet Data  
2011-2015 U.S. Census Bureau: American Community Survey

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

**Table B-8**

<b>Distribution of 2019 Small Farm Lending By Revenue Size of Farms</b>					
<b>Assessment Area: North Central Wyoming</b>					
	<b>Bank Loans</b>				<b>Total Farms</b>
	<b>#</b>	<b>#%</b>	<b>\$(000)</b>	<b>\$%</b>	<b>%</b>
<b>By Revenue</b>					
<b>\$1 Million or Less</b>	2	100.0	2	100.0	98.3
<b>Over \$1 Million</b>	0	0.0	0	0.0	1.7
<b>Revenue Unknown</b>	0	0.0	0	0.0	0.0
<b>Total</b>	2	100.0	2	100.0	100.0
<b>By Loan Size</b>					
<b>\$100,000 or Less</b>	2	100.0	2	100.0	
<b>\$100,001 - \$250,000</b>	0	0.0	0	0.0	
<b>\$250,001 - \$500,000</b>	0	0.0	0	0.0	
<b>Total</b>	2	100.0	2	100.0	
<b>By Loan Size and Revenues \$1 Million or Less</b>					
<b>\$100,000 or Less</b>	2	100.0	2	100.0	
<b>\$100,001 - \$250,000</b>	0	0.0	0	0.0	
<b>\$250,001 - \$500,000</b>	0	0.0	0	0.0	
<b>Total</b>	2	100.0	2	100.0	
<i>Source: 2019 FFIEC Census Data            2019 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>					

**APPENDIX C – DEMOGRAPHIC INFORMATION**

**Table C-1**

2022 North Central Wyoming 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	1,783	21.6
Moderate	1	12.5	1,184	14.3	63	5.3	1,505	18.2
Middle	7	87.5	7,087	85.7	286	4.0	1,775	21.5
Upper	0	0.0	0	0.0	0	0.0	3,208	38.8
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
<b>Total AA</b>	<b>8</b>	<b>100.0</b>	<b>8,271</b>	<b>100.0</b>	<b>349</b>	<b>4.2</b>	<b>8,271</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	2,651	1,273	13.6	48.0	1,136	42.9	242	9.1
Middle	13,139	8,113	86.4	61.7	3,318	25.3	1,708	13.0
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
<b>Total AA</b>	<b>15,790</b>	<b>9,386</b>	<b>100.0</b>	<b>59.4</b>	<b>4,454</b>	<b>28.2</b>	<b>1,950</b>	<b>12.3</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	317	4.8	299	4.9	12	6.2	6	2.7
Middle	6,255	95.2	5,859	95.1	183	93.8	213	97.3
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
<b>Total AA</b>	<b>6,572</b>	<b>100.0</b>	<b>6,158</b>	<b>100.0</b>	<b>195</b>	<b>100.0</b>	<b>219</b>	<b>100.0</b>
<b>Percentage of Total Businesses:</b>				<b>93.7</b>		<b>3.0</b>		<b>3.3</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	3	2.4	3	2.4	0	0.0	0	0.0
Middle	124	97.6	122	97.6	2	100.0	0	0.0
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
<b>Total AA</b>	<b>127</b>	<b>100.0</b>	<b>125</b>	<b>100.0</b>	<b>2</b>	<b>100.0</b>	<b>0</b>	<b>0.0</b>
<b>Percentage of Total Farms:</b>				<b>98.4</b>		<b>1.6</b>		<b>0.0</b>
Source: 2022 FFIEC Census Data 2022 Dun & Bradstreet Data 2016-2020 U.S. Census Bureau: American Community Survey Note: Percentages may not total 100.0 percent due to rounding.								

**Table C-2**

2021 North Central Wyoming 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	1,613	19.3
Moderate	1	14.3	456	5.4	103	22.6	1,602	19.1
Middle	6	85.7	7,912	94.6	417	5.3	2,026	24.2
Upper	0	0.0	0	0.0	0	0.0	3,127	37.4
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
<b>Total AA</b>	<b>7</b>	<b>100.0</b>	<b>8,368</b>	<b>100.0</b>	<b>520</b>	<b>6.2</b>	<b>8,368</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	765	374	4.2	48.9	158	20.7	233	30.5
Middle	14,257	8,589	95.8	60.2	3,989	28.0	1,679	11.8
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
<b>Total AA</b>	<b>15,022</b>	<b>8,963</b>	<b>100.0</b>	<b>59.7</b>	<b>4,147</b>	<b>27.6</b>	<b>1,912</b>	<b>12.7</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	15	0.3	11	0.2	3	1.7	1	1.0
Middle	5,060	99.7	4,789	99.8	170	98.3	101	99.0
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
<b>Total AA</b>	<b>5,075</b>	<b>100.0</b>	<b>4,800</b>	<b>100.0</b>	<b>173</b>	<b>100.0</b>	<b>102</b>	<b>100.0</b>
<b>Percentage of Total Businesses:</b>				<b>94.6</b>		<b>3.4</b>		<b>2.0</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	7	6.1	7	6.2	0	0.0	0	0.0
Middle	108	93.9	106	93.8	2	100.0	0	0.0
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
<b>Total AA</b>	<b>115</b>	<b>100.0</b>	<b>113</b>	<b>100.0</b>	<b>2</b>	<b>100.0</b>	<b>0</b>	<b>0.0</b>
<b>Percentage of Total Farms:</b>				<b>98.3</b>		<b>1.7</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.								

**Table C-3**

2020 North Central Wyoming 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	1,613	19.3
Moderate	1	14.3	456	5.4	103	22.6	1,602	19.1
Middle	6	85.7	7,912	94.6	417	5.3	2,026	24.2
Upper	0	0.0	0	0.0	0	0.0	3,127	37.4
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
<b>Total AA</b>	<b>7</b>	<b>100.0</b>	<b>8,368</b>	<b>100.0</b>	<b>520</b>	<b>6.2</b>	<b>8,368</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	765	374	4.2	48.9	158	20.7	233	30.5
Middle	14,257	8,589	95.8	60.2	3,989	28.0	1,679	11.8
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
<b>Total AA</b>	<b>15,022</b>	<b>8,963</b>	<b>100.0</b>	<b>59.7</b>	<b>4,147</b>	<b>27.6</b>	<b>1,912</b>	<b>12.7</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	14	0.4	10	0.3	3	1.8	1	1.1
Middle	3,513	99.6	3,260	99.7	167	98.2	86	98.9
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
<b>Total AA</b>	<b>3,527</b>	<b>100.0</b>	<b>3,270</b>	<b>100.0</b>	<b>170</b>	<b>100.0</b>	<b>87</b>	<b>100.0</b>
<b>Percentage of Total Businesses:</b>				<b>92.7</b>		<b>4.8</b>		<b>2.5</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	7	5.9	7	6.0	0	0.0	0	0.0
Middle	111	94.1	109	94.0	2	100.0	0	0.0
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
<b>Total AA</b>	<b>118</b>	<b>100.0</b>	<b>116</b>	<b>100.0</b>	<b>2</b>	<b>100.0</b>	<b>0</b>	<b>0.0</b>
<b>Percentage of Total Farms:</b>				<b>98.3</b>		<b>1.7</b>		<b>0.0</b>
<i>Source: 2020 FFIEC Census Data 2020 Dun &amp; Bradstreet Data 2011-2015 U.S. Census Bureau: American Community Survey Note: Percentages may not total 100.0 percent due to rounding.</i>								

**Table C-4**

2019 North Central Wyoming 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	1,613	19.3
Moderate	1	14.3	456	5.4	103	22.6	1,602	19.1
Middle	6	85.7	7,912	94.6	417	5.3	2,026	24.2
Upper	0	0.0	0	0.0	0	0.0	3,127	37.4
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
<b>Total AA</b>	<b>7</b>	<b>100.0</b>	<b>8,368</b>	<b>100.0</b>	<b>520</b>	<b>6.2</b>	<b>8,368</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	765	374	4.2	48.9	158	20.7	233	30.5
Middle	14,257	8,589	95.8	60.2	3,989	28.0	1,679	11.8
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
<b>Total AA</b>	<b>15,022</b>	<b>8,963</b>	<b>100.0</b>	<b>59.7</b>	<b>4,147</b>	<b>27.6</b>	<b>1,912</b>	<b>12.7</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	13	0.5	9	0.4	3	1.8	1	1.6
Middle	2,676	99.5	2,454	99.6	160	98.2	62	98.4
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
<b>Total AA</b>	<b>2,689</b>	<b>100.0</b>	<b>2,463</b>	<b>100.0</b>	<b>163</b>	<b>100.0</b>	<b>63</b>	<b>100.0</b>
<b>Percentage of Total Businesses:</b>				<b>91.6</b>		<b>6.1</b>		<b>2.3</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	8	6.9	8	7.0	0	0.0	0	0.0
Middle	108	93.1	106	93.0	2	100.0	0	0.0
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
<b>Total AA</b>	<b>116</b>	<b>100.0</b>	<b>114</b>	<b>100.0</b>	<b>2</b>	<b>100.0</b>	<b>0</b>	<b>0.0</b>
<b>Percentage of Total Farms:</b>				<b>98.3</b>		<b>1.7</b>		<b>0.0</b>
Source: 2019 FFIEC Census Data 2019 Dun & Bradstreet Data 2011-2015 U.S. Census Bureau: American Community Survey Note: Percentages may not total 100.0 percent due to rounding.								

## **APPENDIX D – 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.