



PUBLIC DISCLOSURE

November 28, 2022

COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION

Investors Community Bank
RSSD# 809379

522 Washington Street
Chillicothe, Missouri 64601

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

Investors Community 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 individuals of different income levels, including low- and moderate-income (LMI), and reasonable distribution to businesses of different sizes.
- Neither the bank nor the Federal Reserve Bank of Kansas City (Reserve Bank) received any Community Reinvestment Act (CRA)-related complaints since the previous evaluation.

SCOPE OF EXAMINATION

Examiners utilized the Federal Financial Institutions Examination Council's (FFIEC's) *Interagency Examination Procedures for Small Institutions* to evaluate the bank's CRA performance. The evaluation considered CRA performance context, including the bank's asset size, financial condition, business strategy and market competition, as well as AA demographic and economic characteristics, and credit needs. In addition, available aggregate data for the most recent three years (2018, 2019, and 2020) was referenced for additional perspective to gauge credit demand within the bank's AA. In assessing the bank's overall performance within the bank's single AA, greater weight was placed on the bank's small business lending due to the high number of originations during the review period. Examiners reviewed the following data:

- The bank's 19-quarter average NLTD ratio.
- A statistical sample of 64 small business loans from a universe of 93 loans and 55 home mortgage loans from a universe of 75 loans originated from January 1, 2021 through December 31, 2021.

DESCRIPTION OF INSTITUTION

The bank is a community bank headquartered in Chillicothe, Missouri. The bank's characteristics include:

- The bank is a wholly owned subsidiary of Grey Mountain Holdings, Inc., located in Chillicothe, Missouri.
- The bank has total assets of \$86.0 million as of June 30, 2022.

- The bank operates one full-service location, including a cash-dispensing automated teller machine, in Chillicothe, Missouri.
- As shown in Table 1, the bank’s primary business focus is commercial and residential real estate lending.

Table 1

Composition of Loan Portfolio as of June 30, 2022		
Loan Type	\$(000)	%
Construction and Land Development	923	3.5
Farmland	1,866	7.0
1- to 4- Family Residential Real Estate	9,982	37.5
Multifamily Residential Real Estate	2,192	8.2
Nonfarm Nonresidential Real Estate	5,200	19.5
Agricultural	1,772	6.7
Commercial and Industrial	1,670	6.3
Consumer	2,984	11.2
Other	15	0.1
Gross Loans	26,604	100.0
<i>Note: Percentages may not total 100.0 percent due to rounding.</i>		

The bank was rated Satisfactory under the CRA at its April 9, 2018 performance evaluation. There are no known legal, financial, or other factors impeding the bank’s ability to help meet the credit needs in its communities.

DESCRIPTION OF ASSESSMENT AREA

The bank’s Northcentral Missouri AA consists of Livingston, Grundy, Linn, Carroll, and Daviess Counties in their entireties. (See Appendix A for an AA map and Appendix B for additional demographic data.)

- Although the delineation of the AA has not changed since the prior evaluation, some census tract designations were changed based on the 2015 American Community Survey.
- The AA was previously comprised of 1 low-, 13 middle-, and 5 upper-income census tracts.
- The AA is now comprised of 2 moderate-, 13 middle-, and 4 upper-income census tracts.
- One moderate-income census tract is in Livingston County, within the boundaries of Chillicothe. The other moderate-income census tract is in neighboring Linn County in Brookfield, Missouri.

- According to the June 30, 2021 Federal Deposit Insurance Corporation (FDIC) Deposit Market Share Report, the bank had a deposit market share of 3.6 percent, which ranked 14th of 18 FDIC-insured depository institutions operating in the AA.
- An interview with a community member within the bank’s AA was conducted 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 area economic development organization. Additionally, two interviews conducted with local representatives from an economic development organization and a real estate firm in conjunction with the CRA evaluations of other institutions operating in the AA were relied upon for additional performance context.

Table 2

Population Change			
Assessment Area: Northcentral Missouri			
Area	2010 Population	2015 Population	Percent Change
Northcentral Missouri	55,945	55,072	(1.6)
Carroll County, MO	9,295	9,096	(2.1)
Daviess County, MO	8,433	8,277	(1.8)
Grundy County, MO	10,261	10,256	0.0
Linn County, MO	12,761	12,401	(2.8)
Livingston County, MO	15,195	15,042	(1.0)
NonMSA Missouri	1,556,057	1,550,288	(0.4)
Missouri	5,988,927	6,045,448	0.9

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

- According to 2020 U.S. Census Bureau data, the AA’s population decreased approximately 3.5 percent between 2015 and 2020, reflecting a population figure of 53,164.
- At 19.7 percent, the AA population aged 65 and older is greater than the statewide figure of 15.0 percent and other non-metropolitan areas in Missouri at 17.7 percent. Further, a community member acknowledged the AA’s increasing aging population.

Table 3

Median Family Income Change			
Assessment Area: Northcentral Missouri			
Area	2010 Median Family Income	2015 Median Family Income	Percent Change
Northcentral Missouri	54,664	52,087	(4.7)
Carroll County, MO	59,104	55,876	(5.5)
Daviess County, MO	53,183	50,369	(5.3)
Grundy County, MO	50,047	50,086	0.1
Linn County, MO	52,323	46,649	(10.8)
Livingston County, MO	58,068	55,596	(4.3)
NonMSA Missouri	49,277	48,341	(1.9)
Missouri	62,790	60,809	(3.2)

*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.

- At 12.5 percent, the concentration of families below the poverty level is above the statewide figure at 11.1 percent and below other non-metropolitan areas at 14.2 percent.

Table 4

Housing Cost Burden						
Assessment Area: Northcentral Missouri						
Area	Cost Burden – Renters			Cost Burden – Owners		
	Low Income	Moderate Income	All Renters	Low Income	Moderate Income	All Owners
Northcentral Missouri	61.7	18.2	29.2	52.6	21.9	13.9
Carroll County, MO	58.3	24.5	35.1	52.6	24.7	14.6
Daviess County, MO	60.8	23.3	28.8	64.7	30.4	18.5
Grundy County, MO	59.3	11.1	23.0	53.4	22.5	14.0
Linn County, MO	61.3	21.4	29.6	48.8	17.4	11.8
Livingston County, MO	66.0	14.6	30.4	49.6	19.0	12.7
NonMSA Missouri	67.7	33.2	36.2	56.2	28.4	17.4
Missouri	74.4	33.9	40.1	60.3	31.0	17.4

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

Source U.S. Department of Housing and Urban Development (HUD), 2014-2018 Comprehensive Housing Affordability Strategy

- At 58.0 percent, a majority of housing units in the AA’s moderate-income census tracts are either vacant or for rental purposes, exceeding the representation in middle- and upper-income census tracts at 42.6 percent and 34.6 percent, respectively.
- The median age of housing stock in the AA is 56 years, which is notably older than the statewide and non-metropolitan figures at 40 years and 38 years, respectively.

- A community member stated that realtors in the AA struggle to find houses to show prospective buyers, and home sellers typically receive offers above asking price.

Table 5

Unemployment Rates					
Assessment Area: Northcentral Missouri					
Area	2017	2018	2019	2020	2021
Northcentral Missouri	3.9	3.3	3.2	4.7	4.0
Carroll County, MO	4.0	3.1	3.1	5.5	4.4
Daviess County, MO	3.3	3.0	3.2	4.2	3.8
Grundy County, MO	3.5	3.5	3.3	4.6	3.6
Linn County, MO	5.8	4.6	4.6	6.1	5.4
Livingston County, MO	2.9	2.4	2.4	3.7	3.0
NonMSA Missouri	4.4	3.7	3.8	6.1	4.4
Missouri	3.7	3.2	3.1	6.1	4.4

Source Bureau of Labor Statistics: Local Area Unemployment Statistics

- The major industries operating in the AA include healthcare and social assistance, retail trade, and manufacturing.
- The largest employers in the AA include the Chillicothe Correctional Center, Grand River Health System, and Sonoco Plastics.
- One community member commented on the presence of a 175-acre industrial park located in Chillicothe, where many area manufacturing jobs are located.

CONCLUSIONS WITH RESPECT TO PERFORMANCE CRITERIA

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

Net Loan-to-Deposit Ratio

This performance criterion evaluates the bank’s average NLTD ratio to determine the reasonableness of lending 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 asset size, loan portfolio composition, and geographic proximity.

The bank’s NLTD ratio is reasonable at 41.4 percent and is within range of four similarly situated institutions. Additionally, the bank originates secondary market residential real estate loans that are not reflected in the bank’s NLTD ratio calculation.

Table 6

Comparative NLTD Ratios December 30, 2017 – June 30, 2022			
Institution	Location	Asset Size (000)	NLTD Ratio (%)
			19 Quarter Average
Investors Community Bank	Chillicothe, MO	85,976	41.4
Similarly Situated Institutions			
Bank of Brookfield-Purdin National Association	Brookfield, MO	111,878	30.3
Preferred Bank	Rothville, MO	139,482	35.6
Chillicothe State Bank	Chillicothe, MO	146,111	58.0
Home Savings and Loan Association of Carroll County, F.A.	Norborne, MO	113,893	79.2

Assessment Area Concentration

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

Table 7

Lending Inside and Outside the Assessment Area								
Loan Type	Inside				Outside			
	#	%	\$(000)	%	#	%	\$(000)	%
Small Business	60	93.8	1,410	95.0	4	6.3	74	5.0
Residential Loans	45	81.8	6,387	78.3	10	18.2	1,773	21.7
Total Loans	105	88.2	7,798	80.9	14	11.8	1,847	19.2
<i>Note Percentages may not total 100.0 percent due to rounding.</i>								

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 a reasonable distribution among the different census tracts and dispersion throughout the AA. The presence of multiple competing institutions in and around the moderate-income census tracts, as well as proximity of the bank’s office to these census tracts, were considered in the analysis.

Home Mortgage Lending

The geographic distribution of home mortgage lending is reasonable. The bank did not originate a loan in either of the two moderate-income census tracts in the AA. However, performance is considered reasonable considering AA characteristics, including a lower level of housing stock available for purchase within the moderate-income census tracts and a high level of competition for home mortgage lending. The majority of the housing located in the moderate-income census tracts is either vacant or used for rental purposes. Additionally, Chillicothe is home to four other FDIC-insured institutions; one of which has a large national branch network and operates a mortgage loan production office near the closest moderate-income census tract. Further, six competing institutions operate ten offices around the city of Brookfield, Missouri, where the other moderate-income census tract is located. This tract is approximately 27 miles away from Chillicothe in Linn County.

While some gaps were noted in the dispersion of loans, they were not considered significant given the bank's location, distance from one moderate-income census tract, and competition from other financial institutions.

Table 8

Distribution of 2021 Residential Lending By Income Level of Geography					
Assessment Area: Northcentral Missouri					
Geographic Income Level	Bank Loans				Owner Occupied Units
	#	#%	\$(000)	\$%	
Low	0	0.0	0	0.0	0.0
Moderate	0	0.0	0	0.0	7.1
Middle	23	51.1	3,494	54.7	67.5
Upper	22	48.9	2,893	45.3	25.4
Unknown	0	0.0	0	0.0	0.0
Tract-Unk	0	0.0	0	0.0	
Total	45	100.0	6,387	100.0	100.0

Source: 2021 FFIEC Census Data

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

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

Small Business Lending

The geographic distribution of small business lending is reasonable. The bank originated small business loans in the AA's moderate-income census tracts; however, the level of lending is below the demographic figure. Performance is considered reasonable based on AA characteristics. According to 2021 Dun and Bradstreet data, approximately 51.3 percent of AA businesses located in a moderate-income census tract are in Brookfield, Missouri, 27 miles from Chillicothe.

While some gaps were noted in the dispersion of loans, they were not considered significant given the bank's location and distance from one moderate-income census tract.

Table 9

Distribution of 2021 Small Business Lending By Income Level of Geography					
Assessment Area: Northcentral Missouri					
Geographic Income Level	Bank Loans				Total Businesses %
	#	#%	\$(000)	%	
Low	0	0.0	0	0.0	0.0
Moderate	4	6.7	106	7.5	15.7
Middle	32	53.3	893	63.3	67.9
Upper	24	40.0	412	29.2	16.4
Unknown	0	0.0	0	0.0	0.0
Tract-Unk	0	0.0	0	0.0	
Total	60	100.0	1,410	100.0	100.0

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

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

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

This performance criterion evaluates the bank's lending to borrowers of different income levels and businesses of different revenue sizes. The bank's overall lending has an excellent distribution among individuals of different income levels and businesses of different sizes based on the additional weight given to the bank's small business lending.

Home Mortgage Lending

The borrower distribution of home mortgage lending is reasonable. The bank's lending to low-income borrowers is below the demographic figure, while lending to moderate-income borrowers is comparable to the demographic figure. Performance is considered reasonable based on AA characteristics. Demand for home mortgage loans from low-income individuals may be depressed as 61.7 percent of AA low-income renters are considered cost burdened, indicating a potential challenge in accumulating sufficient mortgage loan down payment funds. Further, information obtained from a community representative indicated that home sellers in the AA often receive offers above the asking price, indicating an additional barrier.

Table 10

Distribution of 2021 Residential Lending By Borrower Income Level					
Assessment Area: Northcentral Missouri					
Borrower Income Level	Bank Loans				Families by Family Income %
	#	#%	\$(000)	\$%	
Low	0	0.0	0	0.0	18.7
Moderate	9	20.0	687	10.8	16.4
Middle	11	24.4	1,250	19.6	20.6
Upper	25	55.6	4,450	69.7	44.4
Unknown	0	0.0	0	0.0	0.0
Total	45	100.0	6,387	100.0	100.0

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

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

Small Business Lending

The borrower distribution of small business lending is excellent. The bank’s level of lending to businesses with revenues of \$1 million or less is comparable to the demographic figure; however, it significantly exceeds AA demand. A three-year analysis of aggregate lending data was utilized to gauge AA credit demand by businesses of various revenue sizes. The analysis indicated businesses with revenues of \$1 million or less, on average, were recipients of 40.6 percent of loans by number, and 29.7 percent by dollar. Additionally, 58 of the bank’s 60 loans were originated for amounts of \$100,000 or less, indicating the bank’s willingness to support smaller credit needs of businesses operating in the AA.

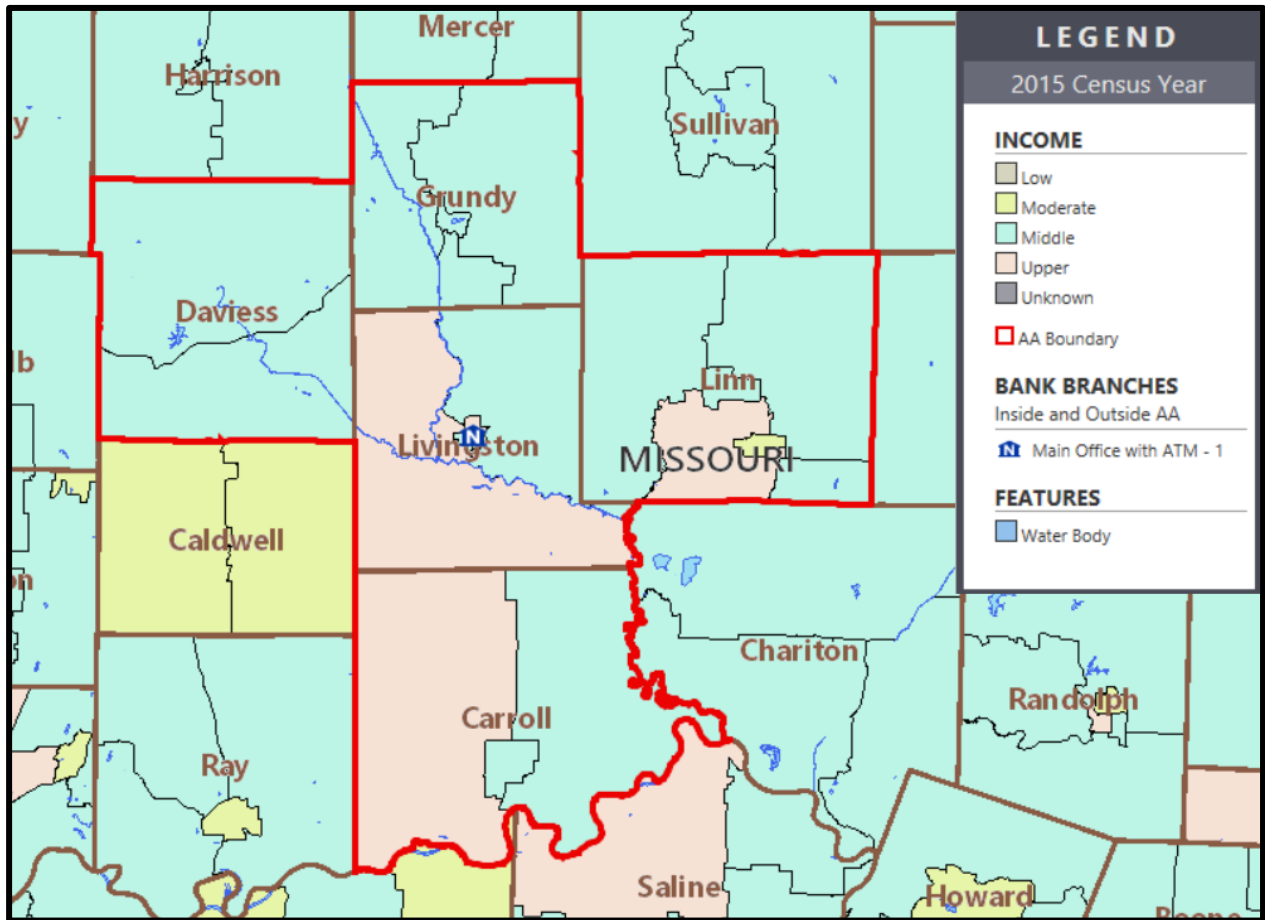
Table 11

Distribution of 2021 Small Business Lending By Revenue Size of Businesses					
Assessment Area: Northcentral Missouri					
	Bank Loans				Total Businesses
	#	#%	\$(000)	\$%	
By Revenue					
\$1 Million or Less	56	93.3	1,318	93.5	88.7
Over \$1 Million	0	0.0	0	0.0	7.8
Revenue Unknown	4	6.7	92	6.5	3.5
Total	60	100.0	1,410	100.0	100.0
By Loan Size					
\$100,000 or Less	58	96.7	1,079	76.5	
\$100,001 - \$250,000	2	3.3	331	23.5	
\$250,001 - \$1 Million	0	0.0	0	0.0	
Total	60	100.0	1,410	100.0	
By Loan Size and Revenues \$1 Million or Less					
\$100,000 or Less	54	96.4	987	74.9	
\$100,001 - \$250,000	2	3.6	331	25.1	
\$250,001 - \$1 Million	0	0.0	0	0.0	
Total	56	100.0	1,318	100.0	
<i>Source: 2021 FFIEC Census Data 2021 Dun & Bradstreet Data 2011-2015 U.S. Census Bureau: American Community Survey</i>					
<i>Note: Percentages may not total 100.0 percent due to rounding.</i>					

FAIR LENDING OR OTHER ILLEGAL CREDIT PRACTICES REVIEW

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

APPENDIX A – MAP OF THE ASSESSMENT AREA



APPENDIX B – DEMOGRAPHIC INFORMATION

Table B-1

2021 Northcentral Missouri 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	2,658	18.7
Moderate	2	10.5	1,182	8.3	298	25.2	2,334	16.4
Middle	13	68.4	9,787	68.7	1,287	13.2	2,928	20.6
Upper	4	21.1	3,273	23.0	189	5.8	6,322	44.4
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	19	100.0	14,242	100.0	1,774	12.5	14,242	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	2,613	1,099	7.1	42.1	867	33.2	647	24.8
Middle	18,258	10,477	67.5	57.4	3,896	21.3	3,885	21.3
Upper	6,035	3,947	25.4	65.4	978	16.2	1,110	18.4
Unknown	0	0	0.0	0.0	0	0.0	0	0.0
Total AA	26,906	15,523	100.0	57.7	5,741	21.3	5,642	21.0
	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	337	15.7	285	15.0	46	27.4	6	8.0
Middle	1,459	67.9	1,295	67.9	106	63.1	58	77.3
Upper	353	16.4	326	17.1	16	9.5	11	14.7
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	2,149	100.0	1,906	100.0	168	100.0	75	100.0
Percentage of Total Businesses:				88.7		7.8		3.5
	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	4	0.8	4	0.8	0	0.0	0	0.0
Middle	361	72.1	358	72.2	3	60.0	0	0.0
Upper	136	27.1	134	27.0	2	40.0	0	0.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	501	100.0	496	100.0	5	100.0	0	0.0
Percentage of Total Farms:				99.0		1.0		0.0
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.								

APPENDIX C – GLOSSARY

Aggregate lending: The number of loans originated and purchased by all reporting lenders in specified income categories as a percentage of the aggregate number of loans originated and purchased by all reporting lenders in the metropolitan area/assessment area.

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

Community development: Affordable housing (including multifamily rental housing) for low- or moderate-income individuals; community services targeted to low- or moderate-income individuals; activities that promote economic development by financing businesses or farms that meet the size eligibility standards of the Small Business Administration's Development Company or Small Business Investment Company programs (13 CFR 121.301) or have gross annual revenues of 1 million or less; or, activities that revitalize or stabilize low- or moderate-income geographies, designated disaster areas; or designated distressed or underserved nonmetropolitan middle-income geographies.

Consumer loan(s): A loan(s) to one or more individuals for household, family, or other personal expenditures. A consumer loan does not include a home mortgage, small business, or small farm loan. This definition includes the following categories: motor vehicle loans, credit card loans, other secured consumer loans, and other unsecured consumer loans.

Family: Includes a householder and one or more other persons living in the same household who are related to the householder by birth, marriage, or adoption. The number of family households always equals the number of families; however, a family household may also include nonrelatives living with the family. Families are classified by type as either a married-couple family or other family, which is further classified into 'male householder' (a family with a male householder and no wife present) or 'female householder' (a family with a female householder and no husband present).

Full-scope review: Performance is analyzed considering performance context, quantitative factors (for example, geographic distribution, borrower distribution, and total number and dollar amount of investments), and qualitative factors (for example, innovativeness, complexity, and responsiveness).

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

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

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

Household: Includes all persons occupying a housing unit. Persons not living in households are classified as living in group quarters. In 100 percent tabulations, the count of households always equals the count of occupied housing units.

Limited-scope review: Performance is analyzed using only quantitative factors (for example, geographic distribution, borrower distribution, total number and dollar amount of investments, and branch distribution).

Low-income: Individual income that is less than 50 percent of the area median income, or a median family income that is less than 50 percent, in the case of a geography.

Market share: The number of loans originated and purchased by the institution as a percentage of the aggregate number of loans originated and purchased by all reporting lenders in the metropolitan area/assessment area.

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

Middle-income: Individual income that is at least 80 percent and less than 120 percent of the area median income, or a median family income that is at least 80 percent and less than 120 percent, in the case of a geography.

Moderate-income: Individual income that is at least 50 percent and less than 80 percent of the area median income, or a median family income that is at least 50 percent and less than 80 percent, in the case of a geography.

Multifamily: Refers to a residential structure that contains five or more units.

Nonmetropolitan area (NonMSA): Any area that is not located within an MSA.

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

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

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

Rated area: A rated area is a state or multistate metropolitan area. For an institution with domestic branches in only one state, the institution's CRA rating would be the state rating. If an institution maintains domestic branches in more than one state, the institution will receive a rating for each state in which those branches are located. If an institution maintains domestic branches in two or more states within a multistate metropolitan area, the institution will receive a rating for the multistate metropolitan area. For these institutions, no state ratings will be received unless the bank also maintains deposit facilities outside of the multistate metropolitan area. CRA activity is captured in either a state rating or a multistate metropolitan area rating, but not both.

Small loan(s) to business(es): A loan included in 'loans to small businesses' as defined in the Consolidated Report of Condition and Income (Call Report) instructions. These loans have original amounts of 1 million or less and typically are either secured by nonfarm or nonresidential real estate or are classified as commercial and industrial loans. However, thrift institutions may also exercise the option to report loans secured by nonfarm residential real estate as 'small business loans' if the loans are reported on the TFR as nonmortgage, commercial loans.

Small loan(s) to farm(s): A loan included in 'loans to small farms' as defined in the Consolidated Reports of Condition and Income (Call Report) instructions. These loans have original amounts of 500,000 or less and are either secured by farmland or are classified as loans to finance agricultural production and other loans to farmers.

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