



PUBLIC DISCLOSURE

October 25, 2021

COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION

First Northern Bank of Wyoming
RSSD# 868956

141 South Main Street
Buffalo, Wyoming 82834

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 Northern Bank of Wyoming (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 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 in its AA.
- A reasonable dispersion of loans occurs throughout the bank's AA.
- Lending reflects a reasonable penetration among businesses and farms of different sizes.
- Community development (CD) activity reflects adequate responsiveness to the CD needs of the bank's AA.
- Neither the bank nor the Federal Reserve Bank of Kansas City received any Community Reinvestment Act (CRA)-related complaints since the previous evaluation.

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 Northern Wyoming AA and equal consideration was given to both products included in the evaluation given similarities in loan portfolio representation and strategic focus. The following data was reviewed:

- The bank's 17-quarter average NLTD ratio.
- A statistical sample of 106 small business loans from a universe of 220 loans, and 90 small farm loans from a universe of 163 loans all originated between January 1, 2020 and December 31, 2020.
- CD loans, qualified investments, and CD services from August 8, 2017 to June 30, 2021.

DESCRIPTION OF INSTITUTION

The bank is a community bank headquartered in Buffalo, Wyoming. The bank's characteristics include:

- The bank is a wholly owned subsidiary of First National Buffalo Bankshares, Inc., a one-bank holding company also located in Buffalo, Wyoming.
- As of June 30, 2021, the bank had total assets of \$527.5 million (MM).

- In addition to its main office in Buffalo, the bank operates two full-service branches; one located in Gillette and another in Sheridan, all in Wyoming.
- Cash dispensing-only automated teller machines operate at each banking office.
- The bank’s primary business focus is commercial and agricultural lending.

TABLE 1

COMPOSITION OF LOAN PORTFOLIO AS OF JUNE 30, 2021		
Loan Type	\$(000)	%
Commercial	183,166	56.1
Agricultural	78,252	24.0
Residential Real Estate	49,187	15.1
Consumer	15,490	4.9
Other	0	0.0
Gross Loans	326,545	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 August 8, 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.

DESCRIPTION OF ASSESSMENT AREA

The bank’s AA is comprised of Sheridan, Johnson, and Campbell Counties in their entirety (see Appendix A for an AA map).

- The AA is comprised of 11 middle- and 4 upper-income census tracts. At the prior evaluation, the AA contained one moderate-income census tract that has since been recategorized.
- The bank has a 14.4 percent market share of deposits¹ in its AA, ranking the bank 3rd of 13 Federal Deposit Insurance Corporation (FDIC)-insured financial institutions operating from 30 banking offices in the AA.
- An interview with a member of the community conducted as part of the evaluation of another financial institution was reviewed to ascertain the credit needs of area communities, the responsiveness of area banks in meeting those credit needs, and the local economic conditions. The community member represented an economic development organization.

¹ June 30, 2021 FDIC Deposit Market Share Report

TABLE 2

POPULATION CHANGE			
Area	2010 Population	2015 Population	Percent Change
Northern Wyoming AA	83,818	86,351	3.0
Campbell County, WY	46,133	48,013	4.1
Johnson County, WY	8,569	8,600	0.4
Sheridan County, WY	29,116	29,738	2.1
NonMSA Wyoming	396,438	404,237	2.0
Wyoming	563,626	579,679	2.8

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

- As illustrated in Table 2, the population of the AA reflected growth that was generally consistent with the pace of growth at the overall statewide level, while outpacing the growth of other nonmetropolitan statewide areas.
- The community contact stated population growth has continued, particularly in Campbell County.

TABLE 3

MEDIAN FAMILY INCOME CHANGE			
Area	2010 Median Family Income	2015 Median Family Income	Percent Change
Northern Wyoming AA	80,085	79,178	(1.1)
Campbell County, WY	91,434	87,858	(3.9)
Johnson County, WY	64,230	64,351	0.2
Sheridan County, WY	67,470	71,020	5.3
NonMSA Wyoming	73,003	72,833	(0.2)
Wyoming	71,832	73,194	1.9

*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.

- The overall AA experienced a slight decline in median family incomes between 2010 and 2015, consistent with other nonmetropolitan areas in the state. As confirmed by the community contact, the AA is heavily dependent on the energy sector which experiences volatility in employment opportunities and income fluctuations. Additionally, the community contact stated that more recently, the COVID-19 Pandemic has further impacted area job availability and median family incomes.

TABLE 4

HOUSING COST BURDEN						
Area	Cost Burden – Renters			Cost Burden – Owners		
	Low Income	Moderate Income	All Renters	Low Income	Moderate Income	All Owners
Northern Wyoming AA	68.9	19.3	33.1	58.6	36.2	19.5
Campbell County, WY	73.1	11.9	33.0	65.4	35.9	17.7
Johnson County, WY	64.2	5.7	25.9	47.9	26.0	20.6
Sheridan County, WY	64.4	30.6	35.1	53.8	40.0	21.8
NonMSA Wyoming	64.8	18.6	32.6	50.4	26.4	16.9
Wyoming	68.2	24.6	34.7	52.6	27.5	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), 2013-2017 Comprehensive Housing Affordability Strategy

- Housing cost burden in the AA is elevated, especially for low-income renters and low- and moderate-income (LMI) owners. Additionally, information from the community contact indicated the housing market was experiencing growth. These factors may reveal a need for more affordable housing throughout the AA.

TABLE 5

UNEMPLOYMENT RATES					
Region	2016	2017	2018	2019	2020
Northern Wyoming AA	6.2	4.6	4.1	3.7	6.0
Campbell County, WY	7.2	5.0	4.1	3.8	6.9
Johnson County, WY	5.4	4.3	4.0	3.7	5.5
Sheridan County, WY	4.7	4.0	4.0	3.6	4.9
NonMSA Wyoming	5.3	4.2	4.0	3.7	5.6
Wyoming	5.4	4.3	4.0	3.7	5.8

Source: Bureau of Labor Statistics: Local Area Unemployment Statistics

- Unemployment figures indicate increasing levels across the AA and statewide.
- The AA is located in the Powder River Basin, an area rich in natural resources and a significant producer of coal, natural gas, crude oil, and uranium. The energy sector produces the largest source of employment in the AA.
- The community contact highlighted that the COVID-19 Pandemic and the declining energy sector have contributed to lower employment levels.

CONCLUSIONS WITH RESPECT TO PERFORMANCE TESTS

LENDING TEST

Overall, the bank’s performance under the lending test is Satisfactory.

Net Loan-to-Deposit Ratio

This performance criterion evaluates the bank’s average NLTD ratio to determine 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 conditions present in the AA, and in comparison to the ratios of other similarly-situated FDIC-insured financial institutions. The similarly situated institutions were selected based on asset size, product offerings, market share, and location. The bank’s NLTD ratio is reasonable as it is comparable to NLTD ratios of other similarly situated financial institutions.

TABLE 6

COMPARATIVE NLTD RATIOS			
Institution	Location	Asset Size (\$000s)	NLTD Ratio (%)
			17 Quarter Average
First Northern Bank of Wyoming	Buffalo, WY	527,452	76.2
First Federal Bank and Trust	Sheridan, WY	406,252	75.8
First National Bank of Gillette	Gillette, WY	637,351	27.3
Security State Bank	Basin, WY	427,467	67.5

Assessment Area Concentration

This performance criterion evaluates the percentage of lending extended inside and outside of the AA. Overall, a majority of the bank’s loans, by number and dollar volume, are originated inside the AA with a substantial majority of small business loans originated inside the AA, by number and dollar volume.

TABLE 7

LENDING INSIDE AND OUTSIDE THE AA								
Loan Type	Inside				Outside			
	#	\$(000)	#%	\$%	#	\$(000)	#%	\$%
Small Business Loans	99	10,940	93.4	94.8	7	598	6.6	5.2
Small Farm Loans	74	9,104	82.2	76.5	16	2,789	17.8	23.5
Total Loans	173	20,044	88.3	85.5	23	3,387	11.7	14.5

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 AA by income level of census tracts. The bank’s overall geographic distribution of loans reflects reasonable dispersion throughout the AAs.

Small Business Lending

The geographic distribution of small business lending is reasonable. Small business lending levels in middle- and upper-income census tracts were comparable to the percentage of businesses operating in these census tracts. No significant gaps were identified in the dispersion of small business loans.

TABLE 8

Distribution of 2020 Small Business Lending By Income Level of Geography Northern Wyoming AA					
Geographic Income Level	Bank Loans				Total Businesses %
	#	#%	\$(000)	%	
Low	0	0.0	0	0.0	0.0
Moderate	0	0.0	0	0.0	0.0
Middle	84	84.8	9,371	85.7	82.9
Upper	15	15.2	1,569	14.3	17.1
Unknown	0	0.0	0	0.0	0.0
Tract-Unk	0	0.0	0	0.0	
Total	99	100.0	10,940	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 total 100.0 percent due to rounding.

Small Farm Lending

The geographic distribution of small farm lending is reasonable. Small farm lending levels in middle- and upper-income census tracts were comparable to the percentage of farms operating in these census tracts. No significant gaps were identified in the dispersion of small farm loans.

TABLE 9

Distribution of 2020 Small Farm Lending By Income Level of Geography					
Assessment Area: Northern Wyoming AA					
Geographic Income Level	Bank Loans				Total Farms %
	#	#%	\$(000)	\$%	
Low	0	0.0	0	0.0	0.0
Moderate	0	0.0	0	0.0	0.0
Middle	66	89.2	8,187	89.9	87.1
Upper	8	10.8	917	10.1	12.9
Unknown	0	0.0	0	0.0	0.0
Tract-Unk	0	0.0	0	0.0	
Total	74	100.0	9,104	100.0	100.0
<i>Source: 2020 FFIEC Census Data 2020 Dun & Bradstreet Data 2011-2015 U.S. Census Bureau: American Community Survey Note: Percentages may not total 100.0 percent due to rounding.</i>					

Lending to Businesses and Farms of Different Sizes

This performance criterion evaluates the bank’s lending to businesses and farms of different revenue sizes. Overall, the bank’s lending has a reasonable penetration among businesses and farms of different sizes.

Small Business Lending

The borrower distribution of small business lending is reasonable. Lending to businesses with gross annual revenues of \$1 MM or less is comparable to the percentage of total small businesses operating in the AA. Additionally, a predominate number of the bank’s small business loan originations were in amounts of \$100,000 or less, demonstrating a willingness to support smaller credit needs which typically align with the credit needs of smaller businesses.

TABLE 10

Distribution of 2020 Small Business Lending By Revenue Size of Businesses Assessment Area: Northern Wyoming AA					
	Bank Loans				Total Businesses %
	#	%	\$(000)	%	
By Revenue					
\$1 Million or Less	71	71.7	5,766	52.7	91.6
Over \$1 Million	17	17.2	3,110	28.4	6.5
Revenue Unknown	11	11.1	2,064	18.9	1.9
Total	99	100.0	10,940	100.0	100.0
By Loan Size					
\$100,000 or Less	75	75.8	2,920	26.7	
\$100,001 - \$250,000	13	13.1	2,210	20.2	
\$250,001 - \$1 Million	11	11.1	5,810	53.1	
Total	99	100.0	10,940	100.0	
By Loan Size and Revenues \$1 Million or Less					
\$100,000 or Less	58	81.7	2,019	35.0	
\$100,001 - \$250,000	10	14.1	1,612	28.0	
\$250,001 - \$1 Million	3	4.2	2,135	37.0	
Total	71	100.0	5,766	100.0	
<i>Source: 2020 FFIEC Census Data 2020 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>					

Small Farm Lending

The borrower distribution of small farm lending is reasonable. Lending to farms with gross annual revenues of \$1 MM or less is comparable to the percentage of total small farms operating in the AA.

TABLE 11

Distribution of 2020 Small Farm Lending By Revenue Size of Farms					
Assessment Area: Northern Wyoming AA					
	Bank Loans				Total Farms
	#	#%	\$(000)	\$%	
By Revenue					
\$1 Million or Less	67	90.5	8,489	93.2	99.2
Over \$1 Million	0	0.0	0	0.0	0.8
Revenue Unknown	7	9.5	614	6.7	0.0
Total	74	100.0	9,104	100.0	100.0
By Loan Size					
\$100,000 or Less	44	59.5	2,049	22.5	
\$100,001 - \$250,000	20	27.0	3,571	39.2	
\$250,001 - \$500,000	10	13.5	3,483	38.3	
Total	74	100.0	9,104	100.0	
By Loan Size and Revenues \$1 Million or Less					
\$100,000 or Less	38	56.7	1,883	22.2	
\$100,001 - \$250,000	20	29.9	3,571	42.1	
\$250,001 - \$500,000	9	13.4	3,035	35.8	
Total	67	100.0	8,489	100.0	
<i>Source: 2020 FFIEC Census Data 2020 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>					

COMMUNITY DEVELOPMENT TEST

The CD test evaluates the bank’s responsiveness to CD needs of its AA 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 AA. The bank’s CD performance demonstrates adequate responsiveness.

The bank’s CD lending was comprised entirely of loans utilizing the Small Business Administration’s 504 government-guaranteed loan program, which promotes area economic development. The bank’s investment activity was predominately comprised of philanthropic donations to area organizations that were responsive to community services and affordable housing needs of area LMI individuals and families. An example of such activity includes a \$7,500 donation provided to a local community fund to provide financial assistance to individuals that experienced joblessness as a result of the COVID-19 Pandemic. Additionally, six bank representatives provided 12 services during the evaluation period to six area entities that provide community services to LMI individuals and families. Generally, these services included bank representatives serving on the board of directors of local entities and providing financial expertise in activities such as budget management, treasurer services, and fundraising efforts for the organizations.

Consideration was also given to an investment that was made in nearby Cheyenne, Wyoming, outside of the bank’s AA, but within the statewide/regional area. The bank invested \$500,000 in a mortgage-backed security comprised of a multifamily housing unit that provides affordable housing for LMI individuals and applies income-based rent restrictions to maintain its affordability level.

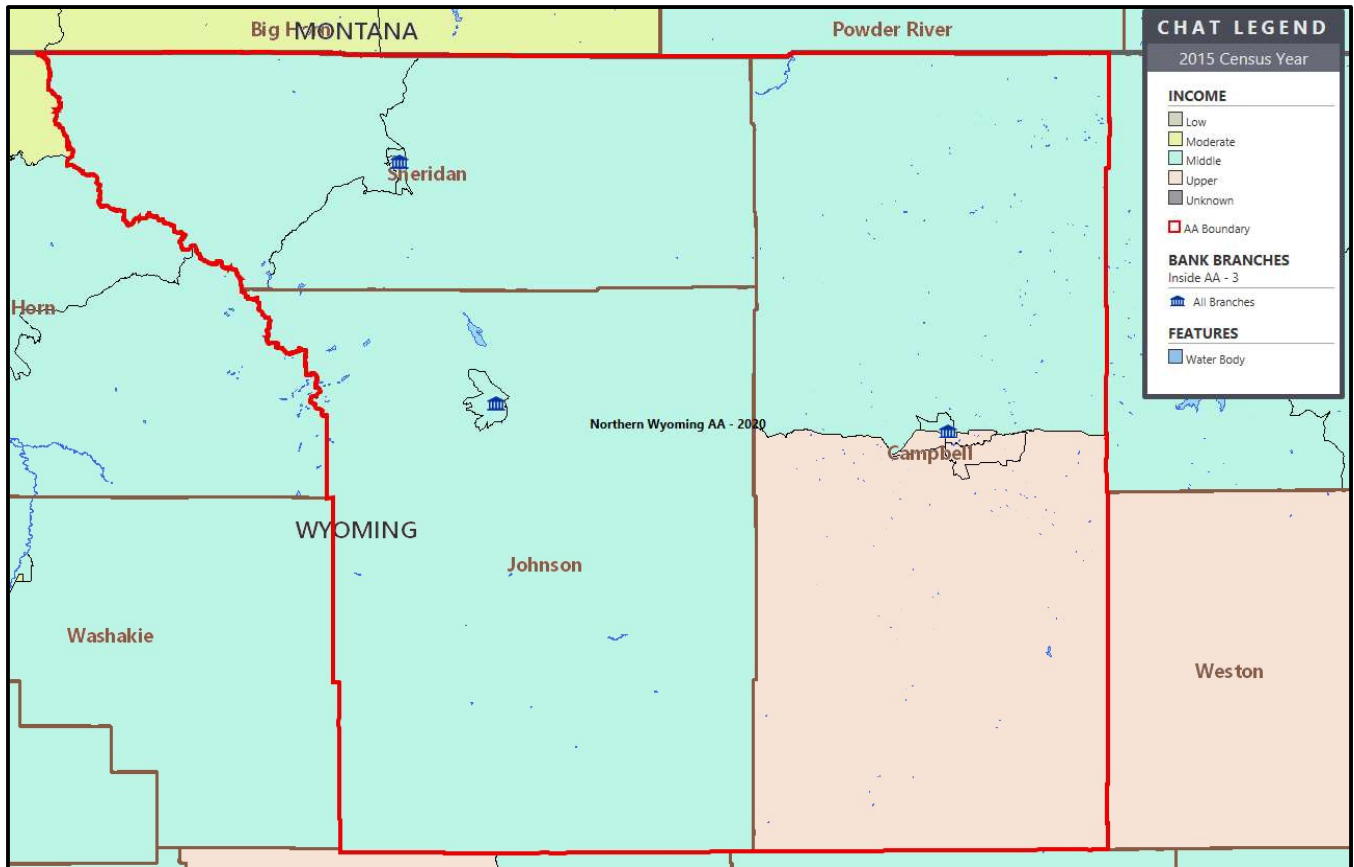
TABLE 12

COMMUNITY DEVELOPMENT ACTIVITIES AA AND BROADER STATEWIDE AREAS									
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	3	3	3	3	0
Community Services	0	0	0	0	21	36	21	36	12
Economic Development	3	4,580	0	0	0	0	0	0	0
Revitalization and Stabilization	0	0	0	0	0	0	0	0	0
Broader Statewide Area	0	0	1	500	0	0	1	500	0
Totals	3	4,580	1	500	24	39	25	539	12

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 to meet community credit needs was identified.

APPENDIX A – MAP OF THE ASSESSMENT AREA



APPENDIX B – DEMOGRAPHIC INFORMATION

TABLE B-1

2020 Northern 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	3,711	16.7
Moderate	0	0.0	0	0.0	0	0.0	3,565	16.0
Middle	11	73.3	14,389	64.7	724	5.0	4,996	22.4
Upper	4	26.7	7,866	35.3	414	5.3	9,983	44.9
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	15	100.0	22,255	100.0	1,138	5.1	22,255	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	26,709	16,050	67.3	60.1	7,093	26.6	3,566	13.4
Upper	11,605	7,813	32.7	67.3	2,781	24.0	1,011	8.7
Unknown	0	0	0.0	0.0	0	0.0	0	0.0
Total AA	38,314	23,863	100.0	62.3	9,874	25.8	4,577	11.9
	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	5,396	82.9	4,958	83.1	326	76.7	112	92.6
Upper	1,115	17.1	1,007	16.9	99	23.3	9	7.4
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	6,511	100.0	5,965	100.0	425	100.0	121	100.0
Percentage of Total Businesses:				91.6		6.5		1.9
	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	230	87.1	228	87.0	2	100.0	0	0.0
Upper	34	12.9	34	13.0	0	0.0	0	0.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	264	100.0	262	100.0	2	100.0	0	0.0
Percentage of Total Farms:				99.2		0.8		0.0
Source: 2020 FFIEC Census Data 2020 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, 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 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 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.