



PUBLIC DISCLOSURE

SEPTEMBER 28, 2020

COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION

**STANTON STATE BANK
RSSD# 382256**

**924 IVY STREET
STANTON, NEBRASKA 68779**

**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

Stanton 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 dispersion of loans occurs throughout the bank's AA.
- Lending reflects a reasonable penetration among individuals of different income levels, including low- and moderate-income (LMI), and farms of different sizes.
- Neither the bank nor the Federal Reserve Bank of Kansas City received any Community Reinvestment Act (CRA)-related complaints since the previous evaluation.

SCOPE OF EXAMINATION

The Federal Financial Institutions Examination Council's *Interagency Examination Procedures for 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. Lending performance was assessed within the bank's North Central Nebraska AA. The following data was reviewed:

- The bank's 16-quarter average NLTD ratio, and
- A statistical sample of 46 home mortgage loans was selected from a universe of 59 loans originated between February 8, 2016 and November 29, 2019. Additionally, a statistical sample of 51 small farm loans was selected from a universe of 68 loans originated between January 1, 2019 and November 29, 2019.

Small farm loans were given greater weight in the evaluation due to the bank's focus on agricultural lending. While conclusions with respect to home mortgage lending performance were evaluated for years 2016, 2017, 2018 and 2019, only 2017-2019 lending tables are reflected in the body of this report. The bank's 2016 home mortgage lending data can be found in Appendix B of this report.

DESCRIPTION OF INSTITUTION

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

- The bank is a wholly owned subsidiary of Eberly Investment Company, Stanton, Nebraska.

- The bank has total assets of \$48.6 million (MM) as of September 30, 2019.
- In addition to its main office in Stanton, the bank has one additional office located in Norfolk, Nebraska.
- The bank operates two full-service automated teller machines, one in each branch location.
- The bank’s primary business focus is agricultural lending.

TABLE 1 COMPOSITION OF LOAN PORTFOLIO AS OF SEPTEMBER 30, 2019		
Loan Type	\$(000)	%
Agricultural	11,134	42.4
Residential Real Estate	7,388	28.1
Commercial	6,253	23.8
Consumer	1,513	5.8
Other	0	0.0
Gross Loans	26,288	100.0

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

The bank was rated Satisfactory under the CRA at its February 8, 2016 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 Nebraska AA is comprised of Stanton and Madison Counties in their entireties (see Appendix A for an AA map).

- The North Central Nebraska AA consists of two moderate-, seven middle-, and two upper-income census tracts. Although the number of census tracts remains the same, at the prior evaluation, the AA consisted of one moderate-, eight middle-, and two upper-income census tracts.
- The AA’s moderate income census tracts are located in the Norfolk community in Madison County.
- As of June 30, 2019, Federal Deposit Insurance Corporation (FDIC) Deposit Market Share Report, the bank had a deposit market share of 2.4 percent which ranked 11th out of 16 FDIC-insured depository institutions with branch offices in the North Central Nebraska AA.
- One prior interview conducted by the Reserve Bank as part of the evaluation of another institution in the area was utilized to ascertain the credit needs of the communities, the responsiveness of area banks in meeting those credit needs, and the local economic conditions within the AA. The community member was a representative of a local agricultural organization.

TABLE 2 POPULATION CHANGE			
Area	2010 Population	2015 Population	Percent Change
Madison County	34,876	35,111	0.7
Stanton County	6,129	6,081	(0.8)
State of Nebraska	1,826,341	1,869,365	2.4

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

- The AA population has remained stable, growing approximately 0.5 percent between 2010 and 2015.
- Madison County accounted for 85.2 percent of the AA’s population in 2015, with the largest community of Norfolk located in the county.

TABLE 3 MEDIAN FAMILY INCOME CHANGE			
Area	2010 Median Family Income	2015 Median Family Income	Percent Change
Madison County	57,819	61,591	6.5
Stanton County	57,227	60,682	6.0
State of Nebraska	61,888	67,225	8.6

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

- In 2015, median family income in the AA at \$61,510 was lower than the figure for the state of Nebraska at \$67,225.
- The AA has a higher percentage of families that live below the poverty line at 9.7 percent compared to the state of Nebraska figure at 8.8 percent.

TABLE 4 HOUSING COSTS CHANGE						
Area	Median Housing Value		Percent Change	Median Gross Rent		Percent Change
	2010	2015		2010	2015	
Madison County	100,500	118,300	17.7	523	616	17.8
Stanton County	87,800	103,400	17.8	615	639	3.9
State of Nebraska	123,900	133,200	7.5	648	726	12.0

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

- Housing costs in the AA significantly increased in recent years, compared smaller increases more broadly in the state of Nebraska; however, the median housing value in 2015 for the AA at \$115,230 remains lower than the state of Nebraska figure.

- The AA’s housing affordability ratio¹ of 44.0 percent supports that housing in the AA is still more affordable than in the state of Nebraska overall, which has an affordability ratio of 39.8 percent.
- A member of the community stated the area is currently facing significant housing shortages for both single-family and multifamily units.

TABLE 5 UNEMPLOYMENT RATES					
Region	2014	2015	2016	2017	2018
Madison County	3.0	2.8	2.9	2.6	2.5
Stanton County	2.8	2.6	2.7	2.8	2.5
State of Nebraska	3.3	3.0	3.2	2.9	2.9

Source: Bureau of Labor Statistics: Local Area Unemployment Statistics

- Major industries in the AA that contribute to employment include health care, food processing, education, manufacturing, and retail.

CONCLUSIONS WITH RESPECT TO PERFORMANCE CRITERIA

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 area where they are located within the AA or in adjacent counties. The bank’s NLTD ratio is reasonable as it is comparable to ratio of one institution and below the ratios of two other similarly situated institutions. Context supporting the reasonable rating includes strong competition, specifically in Norfolk where the bank’s branch is located. In addition, the comparable banks are the only financial institutions in their respective areas and have limited competition within their markets.

¹ The housing affordability ratio is calculated by dividing the median household income by the median housing value. A lower ratio reflects less affordable housing.

TABLE 6 COMPARATIVE NLTD RATIOS			
Institution	Location	Asset Size (\$000s)	NLTD Ratio (%)
			16 - Quarter Average
Stanton State Bank	Stanton, NE	48,625	58.9
The Tilden Bank	Tilden, NE	84,451	78.1
First Bank of Bancroft	Bancroft, NE	22,968	61.9
Battle Creek State Bank	Battle Creek, NE	33,927	89.2

Assessment Area Concentration

This performance criterion evaluates the percentage of lending extended inside and outside of the AA. A majority of the bank’s loans, by number and dollar, are originated inside the AA.

TABLE 7 LENDING INSIDE AND OUTSIDE THE AA								
Loan Type	Inside				Outside			
	#	\$(000)	#%	\$%	#	\$(000)	#%	\$%
Home Mortgage Loans	33	2,913	71.7	61.7	13	1,812	28.3	38.3
Small Farm Loans	43	4,205	84.3	78.9	8	1,126	15.7	21.1
Total Loans	76	7,118	78.4	70.8	21	2,938	21.6	29.2

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 geographic distribution of loans reflects reasonable dispersion among the different census tracts within the AA.

Home Mortgage Lending

The geographic distribution of home mortgage lending is reasonable. Although performance in moderate-income census tracts is below the demographic figure, the bank operates in a highly competitive area. The two moderate-income census tracts in the AA are located in Norfolk which is the largest community in the AA and includes several larger financial institutions. An evaluation of the bank’s dispersion of home mortgage lending revealed no significant gaps or lapses throughout the AA.

Home mortgage lending performance in 2016 was comparable to 2017-2019 performance, with lending in the moderate-income census tract being lower than the demographic figure. In the bank’s 2016 lending, no loans were made in the moderate-income census tract, compared to 5.4 percent of owner-occupied units located in the one moderate-income census tract.

**TABLE 8
DISTRIBUTION OF 2017-2019 HOME MORTGAGE LENDING
BY INCOME LEVEL OF GEOGRAPHY**

Census Tract Income Level	Bank Loans				% of Owner- Occupied Units
	#	\$(000)	#%	\$%	
Low	0	0	0.0	0.0	0.0
Moderate	1	117	4.2	5.4	10.8
Middle	20	1,455	83.3	67.8	67.0
Upper	3	575	12.5	26.8	22.1
Unknown	0	0	0.0	0.0	0.0
Not Reported	0	0	0.0	0.0	0.0

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

Small Farm Lending

The geographic distribution of small farm lending is reasonable. Although the bank did not originate any small farm loans in the moderate-income census tracts, only 2.7 percent of farms in the AA are located within these tracts, which are located in the more urban area of Norfolk where farms would not typically operate. An evaluation of the bank's dispersion of small farm lending revealed no significant gaps or lapses throughout the AA.

**TABLE 9
DISTRIBUTION OF 2019 SMALL FARM LENDING
BY INCOME LEVEL OF GEOGRAPHY**

Census Tract Income Level	Bank Loans				% of Farms
	#	\$(000)	#%	\$%	
Low	0	0	0.0	0.0	0.0
Moderate	0	0	0.0	0.0	2.7
Middle	40	4,062	93.0	96.6	89.0
Upper	3	143	7.0	3.4	8.2
Unknown	0	0	0.0	0.0	0.0
Not Reported	0	0	0.0	0.0	0.0

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

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

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

Home Mortgage Lending

The borrower distribution of home mortgage lending is reasonable. Although the bank’s lending to low-income borrowers is below the demographic figure, the bank’s lending to moderate-income borrowers exceeded the demographic figure. The bank does not participate in any programs or offer specialized products that assist low-income borrowers in obtaining home mortgage loans. A community member stated that there is a housing shortage in the AA, and many of the newer housing developments are priced high for the area.

Home mortgage lending performance in 2016 exceeded 2017-2019 performance. Lending to LMI borrowers exceeded both demographic figures.

**TABLE 10
DISTRIBUTION OF 2017-2019 HOME MORTGAGE LENDING
BY BORROWER INCOME LEVEL**

Borrower Income Level	Bank Loans				Families by Family Income %
	#	\$(000)	#%	\$%	
Low	1	71	4.2	3.3	19.8
Moderate	8	553	33.3	25.7	16.9
Middle	8	597	33.3	27.8	24.2
Upper	7	927	29.2	43.2	39.1
Unknown	0	0	0.0	0.0	0.0

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

Small Farm Lending

The borrower distribution of small farm lending is reasonable. The bank’s lending to small farms is comparable to the demographic figure.

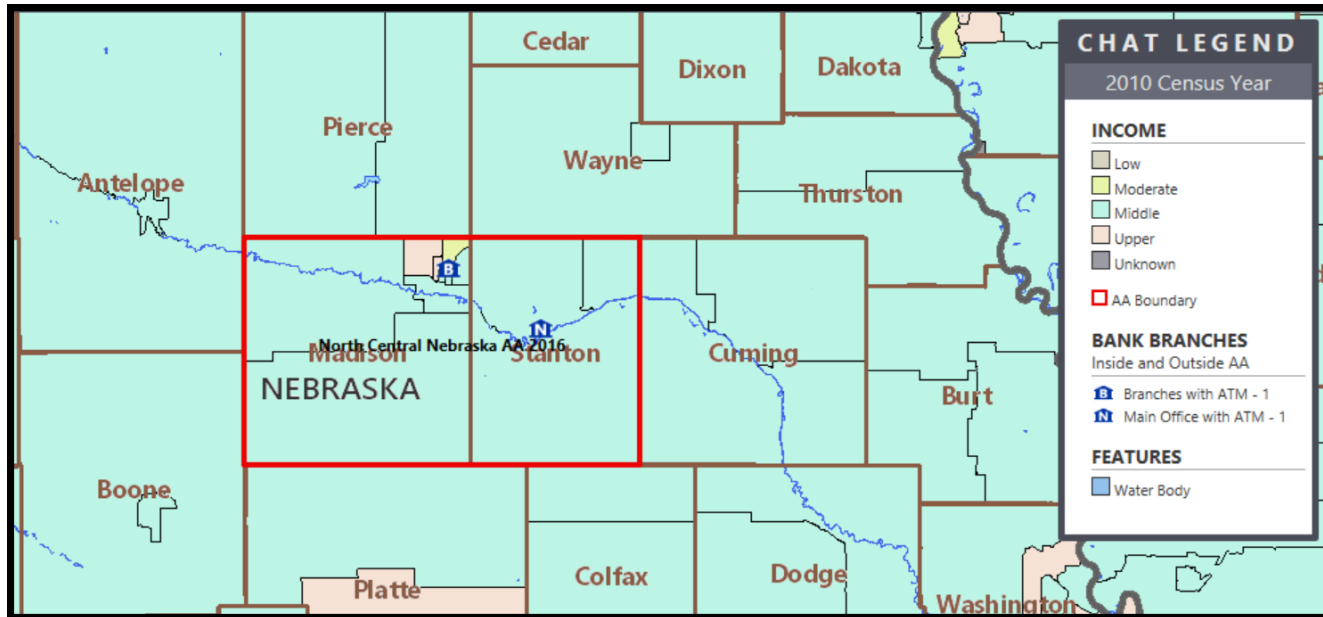
TABLE 11 DISTRIBUTION OF 2019 SMALL FARM LENDING BY REVENUE SIZE OF FARMS					
	Bank Loans				Total Farms
	#	\$(000)	#%	\$%	%
By Revenue					
\$1 Million or Less	43	4,205	100.0	100.0	98.8
Over \$1 Million	0	0	0.0	0.0	0.8
Not Known	0	0	0	0	0.4
Total	43	4,205	100.0	100.0	100.0
By Loan Size					
\$100,000 or less	29	1,152	67.4	27.4	
\$100,001 – \$250,000	11	1,993	25.6	47.4	
\$250,001 – \$500,000	3	1,060	7.0	25.2	
Total	43	4,205	100.0	100.0	
By Loan Size and Revenue \$1 Million or Less					
\$100,000 or less	29	1,152	67.4	27.4	
\$100,001 – \$250,000	11	1,993	25.6	47.4	
\$250,001 – \$500,000	3	1,060	7.0	25.2	
Total	43	4,205	100.0	100.0	
<i>Source: 2019 FFIEC Census Data 2019 Dun & Bradstreet Data 2011 – 2015 U.S. Census Bureau: American Community Survey</i>					
<i>NOTE: Percentages may not add up to 100.0 due to rounding.</i>					

FAIR LENDING OR OTHER ILLEGAL CREDIT PRACTICES REVIEW

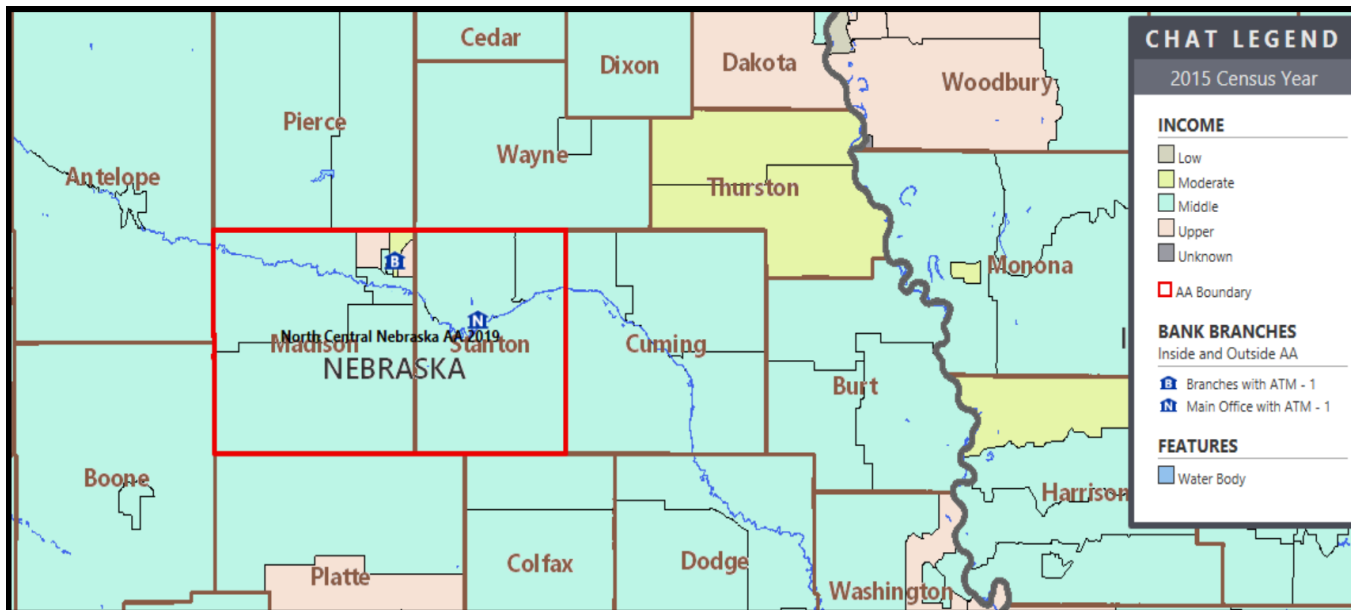
An evaluation of the bank’s fair lending activities was conducted during the examination to determine compliance with the substantive provisions of antidiscrimination laws and regulations, including the Equal Credit Opportunity Act and the Fair Housing Act. No evidence of discriminatory or other illegal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

APPENDIX A – MAP OF THE ASSESSMENT AREA

North Central Nebraska AA 2016



North Central Nebraska AA 2017-2019



APPENDIX B – DEMOGRAPHIC INFORMATION

TABLE B-1 2016 NORTH CENTRAL NEBRASKA 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	1,635	15.7
Moderate	1	9.1	707	6.8	136	19.2	1,800	17.3
Middle	8	72.7	7,565	72.6	579	7.7	2,467	23.7
Upper	2	18.2	2,151	20.6	28	1.3	4,521	43.4
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	11	100.0	10,423	100.0	743	7.1	10,423	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	1,670	606	5.4	36.3	873	52.3	191	11.4
Middle	12,691	8,301	74.3	65.4	3,181	25.1	1,209	9.5
Upper	3,232	2,263	20.3	70.0	858	26.5	111	3.4
Unknown	0	0	0.0	0.0	0	0.0	0	0.0
Total AA	17,593	11,170	100.0	63.5	4,912	27.9	1,511	8.6
	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	181	9.1	158	9.0	22	11.1	1	2.9
Middle	1,436	72.1	1,259	71.6	148	74.7	29	85.3
Upper	374	18.8	342	19.4	28	14.1	4	11.8
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	1,991	100.0	1,759	100.0	198	100.0	34	100.0
Percentage of Total Businesses:				88.3		9.9		1.7
	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	11	3.4	11	3.5	0	0.0	0	0.0
Middle	292	91.5	290	91.5	2	100.0	0	0.0
Upper	16	5.0	16	5.0	0	0.0	0	0.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	319	100.0	317	100.0	2	100.0	0	0.0
Percentage of Total Farms:				99.4		0.6		0.0
<p>Source: 2016 FFIEC Census Data 2016 Dun & Bradstreet Data 2006 – 2010 U.S. Census Bureau: American Community Survey NOTE: Percentages may not add up to 100.0 due to rounding.</p>								

**TABLE B-2
DISTRIBUTION OF 2016 HOME MORTGAGE LENDING
BY INCOME LEVEL OF GEOGRAPHY**

Census Tract Income Level	Bank Loans				% of Owner- Occupied Units
	#	\$(000)	#%	\$%	
Low	0	0	0.0	0.0	0.0
Moderate	0	0	0.0	0.0	5.4
Middle	9	765	100.0	100.0	74.3
Upper	0	0	0.0	0.0	20.3
Unknown	0	0	0.0	0.0	0.0
Not Reported	0	0	0.0	0.0	0.0

Source: 2016 FFIEC Census Data
2006 – 2010 U.S. Census Bureau: American Community Survey
NOTE: Percentages may not add up to 100.0 due to rounding.

**TABLE B-3
DISTRIBUTION OF 2016 HOME MORTGAGE LENDING
BY BORROWER INCOME LEVEL**

Borrower Income Level	Bank Loans				Families by Family Income %
	#	\$(000)	#%	\$%	
Low	2	104	22.2	13.6	15.7
Moderate	4	274	44.4	35.8	17.3
Middle	2	263	22.2	34.4	23.7
Upper	1	124	11.1	16.2	43.4
Unknown	0	0	0.0	0.0	0.0

Source: 2016 FFIEC Census Data
2006 – 2010 U.S. Census Bureau: American Community Survey
NOTE: Percentages may not add up to 100.0 due to rounding.

**TABLE B-4
2017 NORTH CENTRAL NEBRASKA 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	6,462	19.8
Moderate	6	18.2	4,653	14.3	825	17.7	5,492	16.8
Middle	21	63.6	21,336	65.4	2,094	9.8	7,889	24.2
Upper	6	18.2	6,612	20.3	252	3.8	12,758	39.1
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	33	100.0	32,601	100.0	3,171	9.7	32,601	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	9,147	3,591	10.8	39.3	4,776	52.2	780	8.5
Middle	33,198	22,227	67.0	67.0	7,941	23.9	3,030	9.1
Upper	10,776	7,338	22.1	68.1	3,117	28.9	321	3.0
Unknown	0	0	0.0	0.0	0	0.0	0	0.0
Total AA	53,121	33,156	100.0	62.4	15,834	29.8	4,131	7.8
	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	1,239	21.5	1,072	21.2	158	26.4	9	9.4
Middle	3,360	58.4	2,944	58.2	339	56.6	77	80.2
Upper	1,153	20.0	1,041	20.6	102	17.0	10	10.4
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	5,752	100.0	5,057	100.0	599	100.0	96	100.0
Percentage of Total Businesses:				87.9		10.4		1.7
	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	30	3.9	30	3.9	0	0.0	0	0.0
Middle	698	89.9	690	89.8	6	100.0	2	100.0
Upper	48	6.2	48	6.3	0	0.0	0	0.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	776	100.0	768	100.0	6	100.0	2	100.0
Percentage of Total Farms:				99.0		0.8		0.3
<p>Source: 2017 FFIEC Census Data 2017 Dun & Bradstreet Data 2011 - 2015 U.S. Census Bureau: American Community Survey</p> <p>NOTE: Percentages may not add up to 100.0 due to rounding.</p>								

**TABLE B-5
2018 NORTH CENTRAL NEBRASKA 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	2,153	19.8
Moderate	2	18.2	1,551	14.3	275	17.7	1,830	16.8
Middle	7	63.6	7,112	65.4	698	9.8	2,629	24.2
Upper	2	18.2	2,204	20.3	84	3.8	4,255	39.2
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	11	100.0	10,867	100.0	1,057	9.7	10,867	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	3,049	1,197	10.8	39.3	1,592	52.2	260	8.5
Middle	11,066	7,409	67.0	67.0	2,647	23.9	1,010	9.1
Upper	3,592	2,446	22.1	68.1	1,039	28.9	107	3.0
Unknown	0	0	0.0	0.0	0	0.0	0	0.0
Total AA	17,707	11,052	100.0	62.4	5,278	29.8	1,377	7.8
	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	430	21.6	374	21.3	52	26.1	4	11.4
Middle	1,156	58.1	1,017	57.9	112	56.3	27	77.1
Upper	405	20.3	366	20.8	35	17.6	4	11.4
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	1,991	100.0	1,757	100.0	199	100.0	35	100.0
Percentage of Total Businesses:				88.2		10.0		1.8
	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	3.1	8	3.2	0	0.0	0	0.0
Middle	231	90.6	228	90.5	2	100.0	1	100.0
Upper	16	6.3	16	6.3	0	0.0	0	0.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	255	100.0	252	100.0	2	100.0	1	100.0
Percentage of Total Farms:				98.8		0.8		0.4

Source: 2018 FFIEC Census Data
2018 Dun & Bradstreet Data
2011 – 2015 U.S. Census Bureau: American Community Survey
NOTE: Percentages may not add up to 100.0 due to rounding.

**TABLE B-6
2019 NORTH CENTRAL NEBRASKA 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	2,156	19.8
Moderate	2	18.2	1,551	14.3	275	17.7	1,832	16.9
Middle	7	63.6	7,112	65.4	698	9.8	2,631	24.2
Upper	2	18.2	2,204	20.3	84	3.8	4,248	39.1
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	11	100.0	10,867	100.0	1,057	9.7	10,867	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	3,049	1,197	10.8	39.3	1,592	52.2	260	8.5
Middle	11,066	7,409	67.0	67.0	2,647	23.9	1,010	9.1
Upper	3,592	2,446	22.1	68.1	1,039	28.9	107	3.0
Unknown	0	0	0.0	0.0	0	0.0	0	0.0
Total AA	17,707	11,052	100.0	62.4	5,278	29.8	1,377	7.8
	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	430	21.9	373	21.5	55	27.1	2	7.1
Middle	1,145	58.2	1,009	58.1	113	55.7	23	82.1
Upper	392	19.9	354	20.4	35	17.2	3	10.7
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	1,967	100.0	1,736	100.0	203	100.0	28	100.0
Percentage of Total Businesses:				88.3		10.3		1.4
	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	2.7	7	2.8	0	0.0	0	0.0
Middle	227	89.0	224	88.9	2	100.0	1	100.0
Upper	21	8.2	21	8.3	0	0.0	0	0.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	255	100.0	252	100.0	2	100.0	1	100.0
Percentage of Total Farms:				98.8		0.8		0.4

Source: 2019 FFIEC Census Data
2019 Dun & Bradstreet Data
2011 – 2015 U.S. Census Bureau: American Community Survey
NOTE: Percentages may not add up to 100.0 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 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.

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) 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.