



## **PUBLIC DISCLOSURE**

August 9, 2021

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

Madison County Bank  
RSSD# 385471

111 West Third Street  
Madison, Nebraska 68748

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: **Outstanding.**

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

- The bank's net loan-to-deposit (NLTD) ratio is more than reasonable given the bank's size, financial condition, and assessment area (AA) credit needs.
- A majority of the bank's loans are originated in the AA.
- The geographic distribution reflects a reasonable dispersion of loans 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.
- Community development (CD) activity reflects excellent responsiveness to the CD needs of the bank's AA.

## **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 Northeast Nebraska AA. The following data was reviewed:

- The bank's 13-quarter average NLTD ratio.
- A statistical sample of 96 small farm loans selected from a universe of 182 loans, as well as a statistical sample of 124 home mortgage loans selected from a universe of 320 loans. All small farm and home mortgage loans were originated from July 1, 2020 to December 31, 2020.
- CD loans, qualified investments, and CD services from May 14, 2018 through May 28, 2021.

For this evaluation, more weight was placed on small farm lending in this analysis due to the bank's strategic focus on agricultural lending, with secondary emphasis on residential real estate lending. In addition, more consideration was given to the volume of loan originations than the dollar amount, as this is more representative of the numbers of individuals or entities served.

**DESCRIPTION OF INSTITUTION**

The bank is a community bank headquartered in Madison, Nebraska. The bank’s characteristics include:

- The bank is a wholly-owned subsidiary of Madison County Financial, Inc.
- As of March 31, 2021, the bank had total assets of \$473.3 million.
- In addition to its main office in Madison, the bank has six additional branch offices in Nebraska, including full-service branches in the towns of Norfolk (two locations), Albion, Plainview, and Winside, as well as a limited-service branch in Creighton.
- Since the last CRA evaluation, the bank opened a full-service branch in Norfolk and closed a limited-service branch in Randolph, Nebraska.
- Cash dispensing-only automated teller machine (ATM) services are available at each full-service branch, along with one proprietary, stand-alone cash dispensing-only ATM located in Newman Grove, Nebraska.
- The bank’s primary business focus is agricultural and residential real estate lending.

<b>Table 1 Composition of Loan Portfolio as of March 31, 2021</b>		
<b>Loan Type</b>	<b>\$(000)</b>	<b>%</b>
Agricultural	190,912	56.5
Residential Real Estate	85,227	25.2
Commercial	54,629	16.2
Consumer	6,983	2.1
Other	257	0.1
<b>Gross Loans</b>	<b>338,008</b>	<b>100.0</b>
<i>Note: Percentages may not total 100.0 percent due to rounding.</i>		

The bank was rated Satisfactory under the CRA at its May 14, 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 Northeast Nebraska AA is comprised of Antelope, Boone, Madison, Pierce, Stanton, and Wayne Counties in their entirety, as well as portions of Cedar County and Knox County. Refer to Appendix A for a map of the AA.

- The AA is comprised of 2 moderate-, 19 middle-, and 2 upper-income census tracts. The moderate- and upper-income census tracts primarily include the town of Norfolk, Nebraska. No changes have occurred to the bank’s AA since the prior evaluation.
- Two counties in the AA (Antelope and Boone) are designated as distressed and underserved

areas. Additionally, the portions of the partial AA counties of Cedar and Knox are designated as underserved areas.

- According to the June 30, 2020 Federal Deposit Insurance Corporation (FDIC) Summary of Deposits Market Share Report, the bank ranked 3<sup>rd</sup> out of 36 FDIC-insured depository institutions operating in the AA, with a total deposit market share of 8.2 percent.
- To further augment the CRA performance evaluation, one interview was conducted with a community member within the AA 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 a housing organization focused on serving LMI individuals and families. In addition, a previously conducted interview with a community member as part of the public evaluation of another area financial institution was referenced for pertinent information. The community member represented an economic development organization.

Table 2 Population Change			
Area	2010 Population	2015 Population	Percent Change
Northeast Nebraska AA	87,609	86,891	(0.8)
Antelope County, NE	6,685	6,486	(3.0)
Boone County, NE	5,505	5,373	(2.4)
Cedar County, NE	8,852	8,675	(2.0)
Knox County, NE	8,701	8,556	(1.7)
Madison County, NE	34,876	35,111	0.7
Pierce County, NE	7,266	7,184	(1.1)
Stanton County, NE	6,129	6,081	(0.8)
Wayne County, NE	9,595	9,425	(1.8)
NonMSA Nebraska	682,247	679,331	(0.4)
State of Nebraska	1,826,341	1,869,365	2.4

Source: 2010 U.S. Census Bureau Decennial Census  
2011-2015 U.S. Census Bureau: American Community Survey  
All data presented is at the county level and some values may be different than expected for AAs with partial counties.

- The AA's 2015 population comprised 4.6 percent of the statewide population.
- The largest town in the AA is Norfolk, Nebraska, located in Madison County, which reported a population of 24,393 based on 2015 American Community Survey data.

**Table 3  
Median Family Income Change**

<b>Area</b>	<b>2010 Median Family Income</b>	<b>2015 Median Family Income</b>	<b>Percent Change</b>
Northeast Nebraska AA	59,025	62,697	6.2
Antelope County, NE	51,685	56,304	8.9
Boone County, NE	56,605	63,569	12.3
Cedar County, NE	57,248	67,250	17.5
Knox County, NE	54,401	58,912	8.3
Madison County, NE	62,962	61,591	(2.2)
Pierce County, NE	63,522	65,643	3.3
Stanton County, NE	62,317	60,682	(2.6)
Wayne County, NE	61,236	72,595	18.5
NonMSA Nebraska	58,485	61,457	5.1
State of Nebraska	67,393	67,225	(0.2)

*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.*

*All data presented is at the county level and some values may be different than expected for AAs with partial counties.*

- Overall, statewide rural areas in Nebraska have experienced growth in median family income (MFI), as compared to the decline in MFI in the state’s metropolitan areas.
- The percentage of AA families living below the poverty level, at 8.0 percent, is slightly lower than the statewide rural areas and the state of Nebraska at 8.3 percent and 8.8 percent, respectively.

Table 4 Housing Cost Burden						
Area	Cost Burden – Renters			Cost Burden – Owners		
	Low Income	Moderate Income	All Renters	Low Income	Moderate Income	All Owners
Northeast Nebraska AA	59.4	13.7	30.3	50.5	21.5	14.8
Antelope County, NE	48.3	4.0	25.6	43.6	10.1	13.8
Boone County, NE	59.5	0.0	26.3	52.2	18.8	14.9
Cedar County, NE	46.7	19.2	26.4	45.2	13.8	14.0
Knox County, NE	51.6	26.1	28.3	54.2	17.5	17.0
Madison County, NE	67.8	12.7	33.4	51.4	28.3	14.8
Pierce County, NE	50.7	19.4	20.3	61.4	22.8	16.4
Stanton County, NE	75.2	20.0	30.0	54.7	35.7	19.9
Wayne County, NE	49.7	4.7	31.4	38.0	14.6	7.4
NonMSA Nebraska	61.6	14.7	30.4	53.0	22.5	16.1
State of Nebraska	71.0	21.2	38.0	59.6	29.8	17.6

*Cost Burden is housing cost that equals 30 percent or more of household income*  
*Source: U.S. Department of Housing and Urban Development (HUD), 2011-2015 Comprehensive Housing Affordability Strategy*  
*All data presented is at the county level and some values may be different than expected for AAs with partial counties.*

- The AA’s housing affordability ratio<sup>1</sup> of 48.7 percent is nearly equal to that of the statewide rural areas at 48.0 percent. Both figures exceed the affordability ratio for the state of Nebraska at 39.8 percent, indicating more affordable housing in the AA relative to the rest of the state. Within the AA, housing affordability ratios varied among the eight counties, ranging from a high of 58.4 percent in Antelope County to a low of 42.5 percent in Madison County.
- The median age of housing stock in the AA by income level of census tract is 58 years in moderate-, 60 years in middle-, and 36 years in upper-income census tracts. Comparatively, the median housing value in the AA’s two moderate-income census tracts is \$80,764, which is below the value in middle-income census tracts, at \$98,535, and well below the value in upper-income census tracts at \$160,703.
- A community member noted that housing for LMI individuals and families is in short supply in the Norfolk area, although financing is readily available to qualified buyers.

<sup>1</sup> The housing affordability ratio is calculated by dividing the median household income by the median housing value. A lower ratio is generally indicative of less affordable housing.

<b>Table 5 Unemployment Rates</b>					
<b>Region</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>
Northeast Nebraska AA	2.7	2.6	2.5	2.7	3.3
Antelope County, NE	2.6	2.5	2.4	2.5	2.3
Boone County, NE	2.6	2.5	2.3	2.7	2.5
Cedar County, NE	2.5	2.2	2.3	2.4	2.7
Knox County, NE	3.0	3.5	3.1	2.9	3.0
Madison County, NE	2.7	2.6	2.5	2.7	3.9
Pierce County, NE	2.6	2.7	2.7	2.6	3.3
Stanton County, NE	2.6	2.8	2.5	2.5	3.4
Wayne County, NE	2.7	2.4	2.5	2.6	2.8
NonMSA Nebraska	2.9	2.8	2.7	2.9	3.4
State of Nebraska	3.1	2.9	2.9	3.0	4.2
<i>Source: Bureau of Labor Statistics: Local Area Unemployment Statistics All data is presented at the county level and some values may be different than expected for AAs with partial counties.</i>					

- Recent unemployment figures indicate a highly stable economy, not only within the AA, but also in the statewide rural areas and the state of Nebraska.
- The AA’s economy is dominated by the agricultural sector, with field corn, soybeans, and beef production as the top-ranked commodities produced.
- Major employers in the AA are primarily located in Norfolk and include Faith Regional Health Services, Tyson Fresh Meats, Inc., Northeast Community College, Norfolk Public Schools, and Associated Wholesale Grocers.
- The town of Norfolk serves as an economic and regional hub to the area, supporting the residents from several outlying communities.
- A community member noted that increased grain prices over the past year and the significant number of commercial and private cattle feeding operations contribute to the area’s strong economy.

**CONCLUSIONS WITH RESPECT TO PERFORMANCE TESTS**

**LENDING TEST**

**Net Loan-to-Deposit Ratio**

This performance criterion evaluates the bank’s average NLTD ratio to determine the reasonableness of lending in light of performance context, such as the bank’s capacity to lend, the availability of lending opportunities, the demographic and economic factors present in the AA, and in comparison to several similarly situated FDIC-insured institutions. The similarly situated institutions were selected based on asset size, product offerings, market share, and location. Overall, the bank’s NLTD ratio is more than reasonable, as it exceeds the NLTD ratios reported by the similarly situated institutions.



<b>Table 6 Comparative NLTD Ratios</b>			
<b>Institution</b>	<b>Location</b>	<b>Asset Size (000s)</b>	<b>NLTD Ratio (%)</b>
			<b>13-Quarter Average</b>
Madison County Bank	Madison, Nebraska	473,307	105.0
First Northeast Bank of Nebraska	Lyons, Nebraska	359,442	76.4
Citizens State Bank	Wisner, Nebraska	442,433	91.4
Heritage Bank	Wood River, Nebraska	587,146	49.5

**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, are originated inside the AA.

<b>Table 7 Lending Inside and Outside the AA</b>								
<b>Loan Type</b>	<b>Inside</b>				<b>Outside</b>			
	<b>#</b>	<b>\$(000)</b>	<b>#%</b>	<b>\$%</b>	<b>#</b>	<b>\$(000)</b>	<b>#%</b>	<b>\$%</b>
Residential Loans	99	16,423	79.8	76.3	25	5,109	20.2	23.7
Small Farm Loans	84	10,949	87.5	84.5	12	2,004	12.5	15.5
<b>Total Loans</b>	<b>183</b>	<b>27,372</b>	<b>83.2</b>	<b>79.4</b>	<b>37</b>	<b>7,112</b>	<b>16.8</b>	<b>20.6</b>

*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. Overall, the bank’s geographic distribution of loans reflects reasonable dispersion among the different census tracts within the AA. Moreover, the dispersion analysis did not identify any census tracts within the AA in which no lending occurred.

Home Mortgage Lending

The geographic distribution of home mortgage lending is reasonable. Lending performance in the AA’s two moderate-income census tracts is comparable to the demographic figure, which represents the percentage of owner-occupied housing units by income level of census tract. In addition, an evaluation of the dispersion of home mortgage loans revealed no significant lending gaps or lapses throughout the AA.

Table 8 Distribution of 2020 Residential Lending By Income Level of Geography Assessment Area: Northeast Nebraska AA					
Geographic Income Level	Bank Loans				Owner Occupied Units %
	#	%	\$(000)	%	
Low	0	0.0	0	0.0	0.0
Moderate	4	4.0	462	2.8	5.3
Middle	81	81.8	13,530	82.4	83.9
Upper	14	14.1	2,431	14.8	10.8
Unknown	0	0.0	0	0.0	0.0
Tract-Unk	0	0.0	0	0.0	
<b>Total</b>	99	100.0	16,423	100.0	100.0
<i>Source: 2020 FFIEC Census Data 2011-2015 U.S. Census Bureau: American Community Survey Note: Percentages may not total 100.0 percent due to rounding.</i>					

**Small Farm Lending**

The geographic distribution of small farm lending is reasonable. Lending performance in the AA's two moderate-income census tracts is comparable to the demographic figure, which represents the percentage of farms located in each census tract category. In addition, an evaluation of the dispersion of small farm loans revealed no significant lending gaps or lapses throughout the AA.

Table 9 Distribution of 2020 Small Farm Lending By Income Level of Geography Assessment Area: Northeast Nebraska AA					
Geographic Income Level	Bank Loans				Total Farms %
	#	#%	\$(000)	%	
Low	0	0.0	0	0.0	0.0
Moderate	1	1.2	17	0.2	0.6
Middle	80	95.2	10,657	97.3	97.3
Upper	3	3.6	275	2.5	2.1
Unknown	0	0.0	0	0.0	0.0
Tract-Unk	0	0.0	0	0.0	
<b>Total</b>	<b>84</b>	<b>100.0</b>	<b>10,949</b>	<b>100.0</b>	<b>100.0</b>

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.

**Lending to Borrowers of Different Income Levels and to 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. Overall, the bank’s lending has a reasonable penetration among individuals of different income levels and farms of different sizes. Although the bank's home mortgage lending performance reflects poor penetration, greater weight was placed on the bank's small farm lending performance in assessing overall conclusions due to the bank's strategic focus and volume of agricultural lending.

Home Mortgage Lending

The borrower distribution of home mortgage lending is poor. The bank’s lending to moderate-income borrowers was comparable to the percentage of moderate-income families (demographic figure) in the AA. However, the bank’s lending to low-income borrowers was below the demographic figure. A review of 2020 Home Mortgage Disclosure Act (HMDA) aggregate data, which combines all home mortgage lending volumes of financial institutions required to report HMDA data, indicates that other financial institutions operating in the AA had a home mortgage lending distribution to LMI borrowers of 33.8 percent by number and 25.7 percent by dollar volume. While aggregate HMDA data is not a direct comparison, as the bank is not a HMDA reporter, aggregate lending volumes are reflective of the overall demand for home mortgage loans within the AA. When compared to aggregate data, the bank's lending to LMI borrowers was below that of aggregate lenders by both number and dollar volume.

Table 10 Distribution of 2020 Residential Lending By Borrower Income Level Assessment Area: Northeast Nebraska AA					
Borrower Income Level	Bank Loans				Families by Family Income %
	#	#%	\$(000)	\$%	
<b>Low</b>	2	2.0	488	3.0	18.6
<b>Moderate</b>	15	15.2	2,016	12.3	17.2
<b>Middle</b>	22	22.2	3,785	23.0	24.1
<b>Upper</b>	60	60.6	10,134	61.7	40.0
<b>Unknown</b>	0	0.0	0	0.0	0.0
<b>Total</b>	99	100.0	16,423	100.0	100.0

*Source: 2020 FFIEC Census 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 borrower distribution of small farm lending is reasonable. The bank’s lending to farms with revenues of \$1 million or less is comparable to the percentage of small farms operating in the AA by number. Additionally, 82.1 percent of the bank’s small farm loans were originated in dollar amounts of \$250,000 or less, demonstrating the bank’s willingness to meet the typically smaller credit needs of smaller farming operations.

<b>Table 11</b>					
<b>Distribution of 2020 Small Farm Lending By Revenue Size of Farms</b>					
<b>Assessment Area: Northeast Nebraska AA</b>					
	<b>Bank Loans</b>				<b>Total Farms</b>
	#	#%	\$(000)	\$%	
<b>By Revenue</b>					
<b>\$1 Million or Less</b>	67	79.8	6,845	62.5	98.8
<b>Over \$1 Million</b>	12	14.3	3,617	33.0	1.2
<b>Revenue Unknown</b>	5	6.0	486	4.4	0.1
<b>Total</b>	84	100.0	10,949	100.0	100.0
<b>By Loan Size</b>					
<b>\$100,000 or Less</b>	49	58.3	1,683	15.4	
<b>\$100,001 - \$250,000</b>	20	23.8	3,214	29.4	
<b>\$250,001 - \$500,000</b>	15	17.9	6,051	55.3	
<b>Total</b>	84	100.0	10,949	100.0	
<b>By Loan Size and Revenues \$1 Million or Less</b>					
<b>\$100,000 or Less</b>	44	65.7	1,460	21.3	
<b>\$100,001 - \$250,000</b>	16	23.9	2,682	39.2	
<b>\$250,001 - \$500,000</b>	7	10.4	2,703	39.5	
<b>Total</b>	67	100.0	6,845	100.0	
<i>Source: 2020 FFIEC Census Data 2020 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>					

**COMMUNITY DEVELOPMENT TEST**

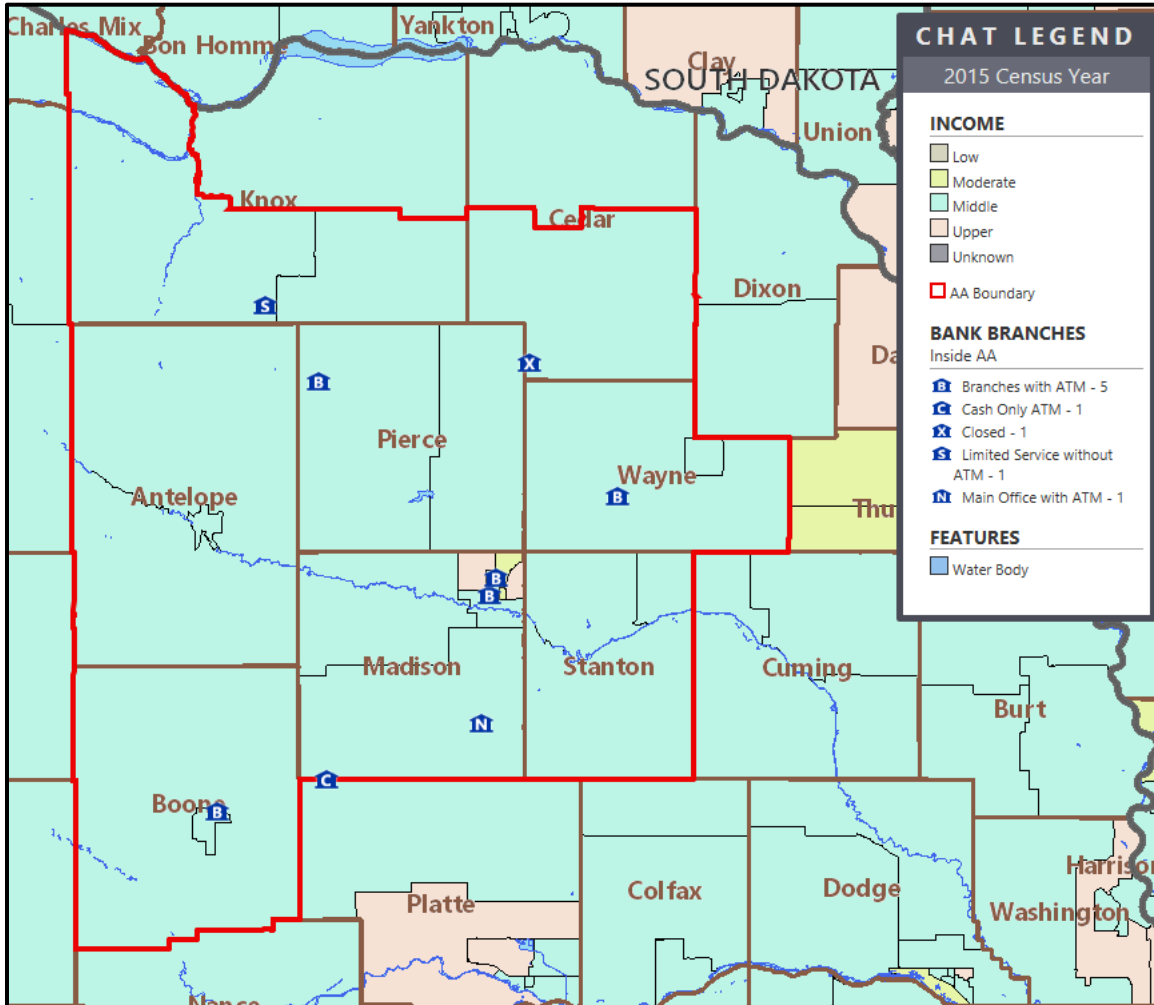
The CD test evaluates the bank’s responsiveness to the CD needs of its AA through CD loans, qualified investments, and CD services, considering the bank’s capacity and the need and availability of such opportunities in the bank’s AA. The bank’s CD performance demonstrates excellent responsiveness based on the significant number of loans originated to area businesses and farms through the Small Business Administration’s Paycheck Protection Program in response to the COVID-19 health pandemic. These loans served to help revitalize and stabilize distressed and/or underserved areas or moderate-income census tracts within the bank’s AA. In addition, based on the bank meeting the CD needs of its AA, consideration also was given to CD activities that took place outside of the bank’s AA, but within the broader statewide/regional area. These activities included one affordable housing loan for \$25,600, three community service investments totaling \$350,000, and 12 revitalization and stabilization investments totaling \$1,435,000, which are not included in Table 12.

<b>Table 12 Community Development Activities</b>									
<b>Community Development Purpose</b>	<b>Community Development Loans</b>		<b>Qualified Investments</b>						<b>Community Development Services</b>
			<b>Investments</b>		<b>Donations</b>		<b>Total Investments</b>		
	<b>#</b>	<b>(000)</b>	<b>#</b>	<b>(000)</b>	<b>#</b>	<b>(000)</b>	<b>#</b>	<b>(000)</b>	
<b>Affordable Housing</b>	19	1,362	0	0	4	1	4	1	6
<b>Community Services</b>	0	0	1	100	43	12	44	112	16
<b>Economic Development</b>	0	0	0	0	3	5	3	5	9
<b>Revitalization and Stabilization</b>	301	4,323	8	955	11	6	19	961	5
<b>Totals</b>	<b>320</b>	<b>5,685</b>	<b>9</b>	<b>1,055</b>	<b>61</b>	<b>24</b>	<b>70</b>	<b>1,079</b>	<b>36</b>

**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 Northeast Nebraska AA - 2020 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	3,986	18.6
Moderate	2	8.7	1,551	7.2	275	17.7	3,690	17.2
Middle	19	82.6	17,650	82.5	1,359	7.7	5,167	24.1
Upper	2	8.7	2,204	10.3	84	3.8	8,562	40.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
<b>Total AA</b>	<b>23</b>	<b>100.0</b>	<b>21,405</b>	<b>100.0</b>	<b>1,718</b>	<b>8.0</b>	<b>21,405</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	3,049	1,197	5.3	39.3	1,592	52.2	260	8.5
Middle	28,917	18,944	83.9	65.5	6,719	23.2	3,254	11.3
Upper	3,592	2,446	10.8	68.1	1,039	28.9	107	3.0
Unknown	0	0	0.0	0.0	0	0.0	0	0.0
<b>Total AA</b>	<b>35,558</b>	<b>22,587</b>	<b>100.0</b>	<b>63.5</b>	<b>9,350</b>	<b>26.3</b>	<b>3,621</b>	<b>10.2</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	430	10.3	373	10.1	56	14.8	1	1.0
Middle	3,344	80.1	2,956	80.0	289	76.5	99	94.3
Upper	403	9.6	365	9.9	33	8.7	5	4.8
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
<b>Total AA</b>	<b>4,177</b>	<b>100.0</b>	<b>3,694</b>	<b>100.0</b>	<b>378</b>	<b>100.0</b>	<b>105</b>	<b>100.0</b>
<b>Percentage of Total Businesses:</b>				<b>88.4</b>		<b>9.0</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	0.6	7	0.6	0	0.0	0	0.0
Middle	1,177	97.3	1,162	97.2	14	100.0	1	100.0
Upper	26	2.1	26	2.2	0	0.0	0	0.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
<b>Total AA</b>	<b>1,210</b>	<b>100.0</b>	<b>1,195</b>	<b>100.0</b>	<b>14</b>	<b>100.0</b>	<b>1</b>	<b>100.0</b>
<b>Percentage of Total Farms:</b>				<b>98.8</b>		<b>1.2</b>		<b>0.1</b>
<p>Source: 2020 FFIEC Census Data 2020 Dun &amp; Bradstreet Data 2011-2015 U.S. Census Bureau: American Community Survey</p> <p>Note: Percentages may not total 100.0 percent due to rounding.</p>								



## APPENDIX C – GLOSSARY

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

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

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

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

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

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

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

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

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