



## **PUBLIC DISCLOSURE**

March 7, 2022

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

Mountain Valley Bank  
RSSD# 475653

461 Main Street  
Walden, Colorado 80480

Federal Reserve Bank of Kansas City  
1 Memorial Drive  
Kansas City, Missouri 64198

**NOTE:** This document is an evaluation of this bank's record of meeting the credit needs of its entire community, including low- and moderate-income neighborhoods, consistent with safe and sound operation of the bank. This evaluation is not, nor should it be construed as, an assessment of the financial condition of this bank. The rating assigned to this bank does not represent an analysis, conclusion, or opinion of the federal financial supervisory agency concerning the safety and soundness of this financial bank.

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## **INSTITUTION'S COMMUNITY REINVESTMENT ACT RATING**

Mountain Valley 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 (NLTD) ratio 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 its AA.
- A reasonable distribution of loans occurs throughout the bank's AA.
- Lending reflects a reasonable distribution among individuals of different income levels, including low- and moderate-income (LMI), and businesses of different sizes.
- Neither the bank nor the Federal Reserve Bank of Kansas City (Reserve Bank) received any Community Reinvestment Act (CRA)-related complaints since the previous evaluation.

## **SCOPE OF EXAMINATION**

Examiners utilized the Federal Financial Institutions Examination Council's *Interagency Examination Procedures for Small Institutions* to evaluate the bank's CRA performance. The evaluation considered CRA performance context, including the bank's asset size, financial condition, business strategy, and market competition, as well as AA demographic and economic characteristics, and credit needs. The bank's lending performance was assessed within its only AA. Examiners reviewed the following data:

- The bank's 18-quarter average NLTD ratio.
- A statistical sample of 95 loans from a universe of 180 small business loans originated between January 1, 2020 and December 31, 2020, as well as a statistical sample of 98 loans from a universe of 188 home mortgage loans originated over the same period.
- Both lending products were equally weighted during this evaluation.

## **DESCRIPTION OF INSTITUTION**

The bank is a community bank headquartered in Walden, Colorado. The bank's characteristics include:

- The bank is a wholly owned subsidiary of Platte Valley Financial Service Companies, Inc., Scottsbluff, Nebraska.
- As of September 30, 2021, the bank had total assets of \$350.2 million (MM).
- In addition to its main office in Walden, Colorado, the bank operates four additional branches located in Steamboat Springs (two separate locations),

- Meeker, and Hayden, Colorado. All locations maintain a full-service automated teller machine.
- As of December 7, 2021, the bank acquired Cache Bank and Trust headquartered in Greeley, Colorado. This acquisition added two new branches in Greeley and Fort Collins, Colorado, both of which are located in separate metropolitan statistical areas and represent new markets for the bank. However, this acquisition did not impact this performance evaluation as the acquisition occurred after the end date of the loan sample period for this examination.
  - The bank’s primary business focus is commercial and residential real estate lending.

**Table 1**

<b>Composition of Loan Portfolio as of September 30, 2021</b>		
<b>Loan Type</b>	<b>\$(000)</b>	<b>%</b>
Construction and Land Development	17,344	9.0
Farmland	22,820	11.8
1-4 Family Residential Real Estate	64,068	33.1
Multifamily Residential Real Estate	1,661	0.9
Non-Farm Non-Residential Real Estate	40,246	20.8
Agricultural	6,004	3.1
Commercial and Industrial	33,477	17.3
Consumer	5,171	2.7
Other	2,904	1.5
Gross Loans	193,695	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 October 23, 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 Northwestern Colorado AA consists of Jackson, Rio Blanco, and Routt Counties in their entireties. Refer to Appendix A for a map of the bank’s AA and Appendix B for additional demographic data.

- The AA consists of five middle- and six upper-income census tracts. The bank’s AA delineation has not changed since the previous evaluation; however, the AA previously contained one moderate-income census tract, which has now been reclassified as a middle-income census tract.
- According to the June 30, 2021 Federal Deposit Insurance Corporation (FDIC) Deposit Market Share Report, the bank had a 19.5 percent market share, which

ranked third out of seven FDIC-insured depository institutions with 14 branch offices operating in the AA.

- To further augment the CRA performance evaluation, one interview with a community member was conducted to help ascertain the credit needs of the communities within the bank’s AA, the responsiveness of area banks in meeting those credit needs, and the local economic conditions. The community member represented an affordable housing agency within the AA. Additionally, information was referenced from a community contact previously conducted as part of the public evaluation of another area financial institution. The contact represented an organization that supports small businesses within the AA.

**Table 2**

<b>Population Change</b>			
<b>Assessment Area: Northwestern Colorado AA</b>			
<b>Area</b>	<b>2010 Population</b>	<b>2015 Population</b>	<b>Percent Change</b>
Northwestern CO AA	31,569	31,653	0.3
Jackson County, CO	1,394	1,335	(4.2)
Rio Blanco County, CO	6,666	6,712	0.7
Routt County, CO	23,509	23,606	0.4
NonMSA Colorado	687,293	688,010	0.1
Colorado	5,029,196	5,278,906	5.0

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

- The AA’s population growth is generally consistent with the pace of growth reported by statewide rural areas throughout Colorado but is well-below the reported statewide population growth.
- The main population center in the AA is the city of Steamboat Springs in Routt County. Based on 2020 population data, Steamboat Springs reported a population of 13,224, which accounted for 40.4 percent of the AA’s total population of 32,737.

**Table 3**

<b>Median Family Income Change</b>			
<b>Assessment Area: Northwestern Colorado AA</b>			
<b>Area</b>	<b>2010 Median Family Income</b>	<b>2015 Median Family Income</b>	<b>Percent Change</b>
Northwestern CO AA	76,872	78,530	2.2
Jackson County, CO	48,225	55,833	15.8
Rio Blanco County, CO	74,405	74,762	0.5
Routt County, CO	81,178	82,264	1.3
NonMSA Colorado	62,960	60,701	(3.6)
Colorado	76,277	74,826	(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.*

- According to the 2015 American Community Survey, the AA has a lower percentage of LMI families, at 26.5 percent, as compared to both the statewide and nonmetropolitan figures of 38.9 percent and 39.3 percent, respectively.

**Table 4**

<b>Housing Cost Burden</b>						
<b>Assessment Area: Northwestern Colorado AA</b>						
<b>Area</b>	<b>Cost Burden - Renters</b>			<b>Cost Burden - Owners</b>		
	<b>Low Income</b>	<b>Moderate Income</b>	<b>All Renters</b>	<b>Low Income</b>	<b>Moderate Income</b>	<b>All Owners</b>
Northwestern CO AA	80.8	40.4	41.2	56.7	33.5	25.3
Jackson County, CO	48.3	22.2	21.7	45.9	0.0	15.0
Rio Blanco County, CO	66.7	6.1	32.2	40.0	27.3	13.4
Routt County, CO	87.1	51.8	44.6	61.8	37.0	29.1
NonMSA Colorado	72.7	39.4	41.3	58.6	35.6	24.0
Colorado	79.9	51.2	46.4	65.0	43.1	21.8

*Source: U.S. Department of Housing and Urban Development (HUD), 2013 – 2017 Comprehensive Housing Affordability Strategy*

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

- The median housing value within the AA at \$330,698 is higher than the median housing values of both the statewide and nonmetropolitan figures of \$247,800 and \$217,300, respectively. Additionally, the housing affordability ratio<sup>1</sup> in the AA, at 18.8 percent, is below both the statewide and nonmetropolitan figures of 24.5 percent and 22.0 percent, respectively. This indicates that housing in the AA is generally less affordable than elsewhere in the state.

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

- A community member indicated the AA has a shortage of available, affordable housing, resulting in many of the AA’s low-income residents being pushed out of the area because of substantially higher home prices.

**Table 5**

<b>Unemployment Rates</b>					
<b>Assessment Area: Northwestern Colorado AA</b>					
<b>Area</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>
Northwestern CO AA	2.8	2.4	2.7	2.3	7.4
Jackson County, CO	2.6	1.7	2.4	2.2	4.3
Rio Blanco County, CO	4.8	3.6	3.9	3.5	5.4
Routt County, CO	2.5	2.2	2.5	2.1	7.9
NonMSA Colorado	3.3	2.6	3.1	2.7	7.1
Colorado	3.1	2.6	3.0	2.7	7.3

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

- Major industries in the AA include food service and accommodations, healthcare, school districts, construction, and agriculture.
- The significant increase in unemployment rates for 2020 is attributed to the Coronavirus Disease 2019 pandemic. The increase in unemployment rates across the AA is consistent with the increases experienced statewide and throughout nonmetropolitan areas.

**CONCLUSIONS WITH RESPECT TO PERFORMANCE CRITERIA**

The bank’s overall performance under the lending test is reasonable based on the institution’s reasonable NLTD ratio; having originated a majority of loans inside its AA; and the reasonable distribution of loans throughout the bank’s AA and to borrowers of different income levels and businesses of different sizes. In determining the overall lending test rating, less weight was given to the geographic distribution of loans as the bank’s AA contains no LMI census tracts.

**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 their location, asset size, product offerings, and market share. Overall, the bank’s NLTD ratio is reasonable, as it falls within the range of NLTD ratios reported by similarly situated institutions.

**Table 6**

Comparative NLTD Ratios June 30, 2017 – September 30, 2021			
Institution	Location	Asset Size \$(000)	NLTD Ratio (%)
			18-Quarter Average
Mountain Valley Bank	Walden, Colorado	350,321	75.3
<b>Similarly Situated Institutions:</b>			
Grand Valley Bank	Heber City, Utah	578,483	49.2
Yampa Valley Bank	Steamboat Springs, Colorado	488,723	85.1
Timberline Bank	Grand Junction, Colorado	657,123	81.5

**Assessment Area Concentration**

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

**Table 7**

Lending Inside and Outside the Assessment Area								
Loan Type	Inside				Outside			
	#	#%	\$(000)	%	#	#%	\$(000)	%
Residential Loans	74	75.5	27,155	80.7	24	24.5	6,506	19.3
<b>Total Non-HMDA Residential related</b>	<b>74</b>	<b>75.5</b>	<b>27,155</b>	<b>80.7</b>	<b>24</b>	<b>24.5</b>	<b>6,506</b>	<b>19.3</b>
Small Business	83	87.4	8,164	85.2	12	12.6	1,415	14.8
<b>Total Small Business related</b>	<b>83</b>	<b>87.4</b>	<b>8,164</b>	<b>85.2</b>	<b>12</b>	<b>12.6</b>	<b>1,415</b>	<b>14.8</b>
<b>Total Loans</b>	<b>157</b>	<b>81.3</b>	<b>35,319</b>	<b>81.7</b>	<b>36</b>	<b>18.7</b>	<b>7,921</b>	<b>18.3</b>

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

**Geographic Distribution of Loans**

This performance criterion evaluates the bank’s distribution of lending within its AA by income level of census tracts with consideration given to the dispersion of loans throughout the bank’s AA. Overall, the bank’s geographic distribution of loans reflects reasonable distribution among the different census tracts and dispersion throughout its AA.

Home Mortgage Lending

The geographic distribution of home mortgage lending is reasonable. The bank’s lending performance in the AA’s middle-income census tracts is above the demographic figure, while lending in the AA’s upper-income census tracts is comparable to the demographic figure. In addition, an evaluation of the bank’s dispersion of home mortgage lending revealed no significant gaps or lapses throughout the AA.



**Table 8**

Distribution of 2020 Home Mortgage Lending By Income Level of Geography					
Assessment Area: Northwestern CO AA					
Geographic Income Level	Bank Loans				Owner Occupied Units %
	#	#%	\$(000)	%	
Low	0	0.0	0	0.0	0.0
Moderate	0	0.0	0	0.0	0.0
Middle	38	51.4	9,709	35.8	36.1
Upper	36	48.6	17,446	64.2	63.9
Unknown	0	0.0	0	0.0	0.0
Tract-Unk	0	0.0	0	0.0	
<b>Total</b>	<b>74</b>	<b>100.0</b>	<b>27,155</b>	<b>100.0</b>	<b>100.0</b>

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 Business Lending**

The geographic distribution of small business lending is reasonable. The bank’s lending performance in the AA’s middle-income census tracts is above the demographic figure, while lending in the AA’s upper-income census tracts is below the demographic figure. In addition, an evaluation of the bank’s dispersion of small business lending revealed no significant gaps or lapses throughout the AA.

**Table 9**

Distribution of 2020 Small Business Lending By Income Level of Geography					
Assessment Area: Northwestern CO 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	41	49.4	2,761	33.8	22.3
Upper	42	50.6	5,403	66.2	77.7
Unknown	0	0.0	0	0.0	0.0
Tract-Unk	0	0.0	0	0.0	
<b>Total</b>	<b>83</b>	<b>100.0</b>	<b>8,164</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 Businesses of Different Sizes**

This performance criterion evaluates the bank’s lending to borrowers of different income levels and businesses of different revenue sizes. Overall, the bank’s lending has a reasonable distribution among individuals of different income levels and businesses of different sizes.

Home Mortgage Lending

The borrower distribution of home mortgage lending is reasonable. The bank’s lending to low-income borrowers is below the demographic figure, while lending to moderate-income borrowers is comparable to the demographic figure. While the bank does not report Home Mortgage Disclosure Act (HMDA) data, a review of 2020 aggregate lending data reported by all HMDA filers in the AA revealed that only 1.5 percent of loans by number volume and 0.6 percent of loans by dollar volume were made to low-income borrowers during the review period. Furthermore, a community member noted the AA has been impacted by higher housing costs and a low availability of affordable housing stock. The community member stated that many location-neutral workers (people who can work virtually or remotely from any location) have moved into the area recently, which has contributed to the low availability of housing stock. Newcomers to the area have higher incomes and are in a stronger position to compete for homes on the market. Additionally, the community member explained the area is experiencing a growing trend of vacation rentals where people and investors are buying homes for short-term rentals, which has further exacerbated the lack of available housing. Based on this additional performance context, the bank’s home mortgage lending performance is considered reasonable.

**Table 10**

<b>Distribution of 2020 Home Mortgage Lending By Borrower Income Level</b>					
<b>Assessment Area: Northwestern CO AA</b>					
<b>Borrower Income Level</b>	<b>Bank Loans</b>				<b>Families by Family Income %</b>
	<b>#</b>	<b>#%</b>	<b>\$(000)</b>	<b>%</b>	
<b>Low</b>	2	2.7	362	1.3	12.7
<b>Moderate</b>	12	16.2	2,367	8.7	13.8
<b>Middle</b>	21	28.4	6,324	23.3	18.1
<b>Upper</b>	39	52.7	18,102	66.7	55.4
<b>Unknown</b>	0	0.0	0	0.0	0.0
<b>Total</b>	74	100.0	27,155	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 Business Lending

The borrower distribution of small business lending is reasonable. The bank’s lending to businesses with revenues of \$1MM or less is comparable to the demographic figure. For the review period, the bank originated 17 loans to businesses with unknown revenues as part of the Paycheck Protection Program, which did not require the collection of borrower revenue by the bank. All 17 loans were in amounts of \$250,000 or less, with an average loan amount of approximately \$48,000, which further illustrates the bank’s responsiveness in meeting the smaller credit needs of AA businesses.

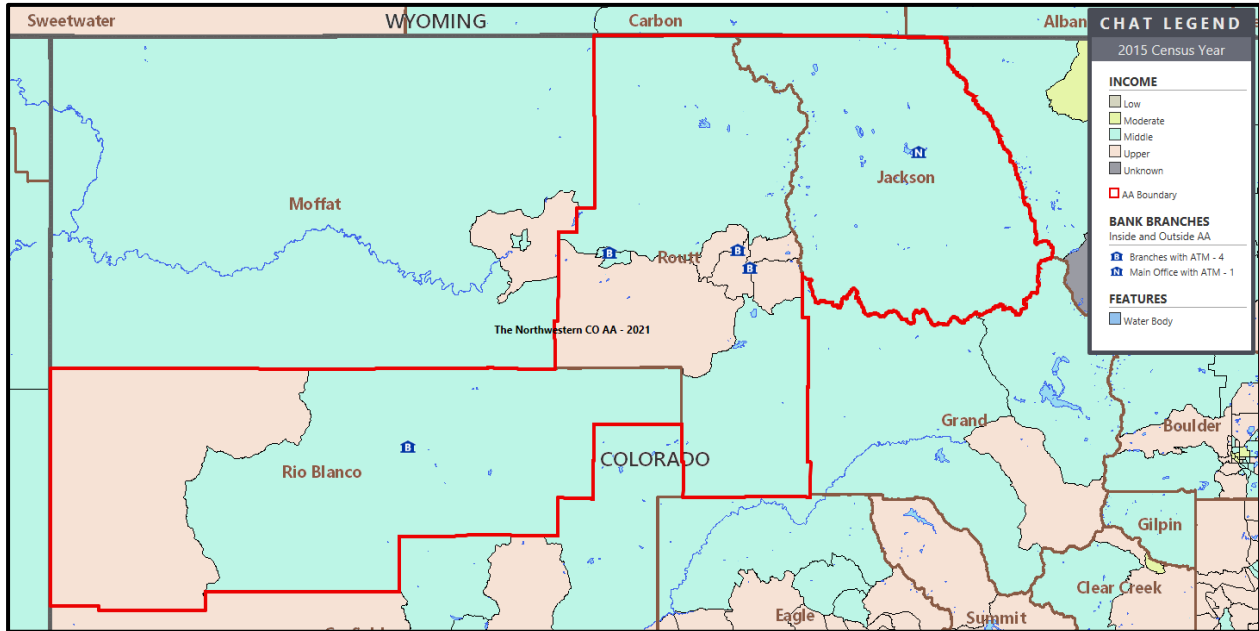
**Table 11**

<b>Distribution of 2020 Small Business Lending By Revenue Size of Businesses</b>					
<b>Assessment Area: Northwestern CO AA</b>					
	<b>Bank Loans</b>				<b>Total Businesses %</b>
	<b>#</b>	<b>#%</b>	<b>\$(000)</b>	<b>%</b>	
<b>By Revenue</b>					
<b>\$1 Million or Less</b>	63	75.9	7,097	86.9	90.8
<b>Over \$1 Million</b>	3	3.6	251	3.1	8.1
<b>Revenue Unknown</b>	17	20.5	816	10.0	1.1
<b>Total</b>	83	100.0	8,164	100.0	100.0
<b>By Loan Size</b>					
<b>\$100,000 or Less</b>	66	79.5	1,754	21.5	
<b>\$100,001 - \$250,000</b>	8	9.6	1,174	14.4	
<b>\$250,001 - \$1 Million</b>	9	10.8	5,236	64.1	
<b>Total</b>	83	100.0	8,164	100.0	
<b>By Loan Size and Revenues \$1 Million or Less</b>					
<b>\$100,000 or Less</b>	50	79.4	1,264	17.8	
<b>\$100,001 - \$250,000</b>	4	6.3	597	8.4	
<b>\$250,001 - \$1 Million</b>	9	14.3	5,236	73.8	
<b>Total</b>	63	100.0	7,097	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>					

**FAIR LENDING OR OTHER ILLEGAL CREDIT PRACTICES REVIEW**

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

**APPENDIX A – MAP OF THE ASSESSMENT AREA**



**APPENDIX B – DEMOGRAPHIC INFORMATION**

**Table B-1**

2020 Northwestern CO 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	985	12.7
Moderate	0	0.0	0	0.0	0	0.0	1,075	13.8
Middle	5	45.5	3,048	39.2	288	9.4	1,405	18.1
Upper	6	54.5	4,722	60.8	227	4.8	4,305	55.4
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
<b>Total AA</b>	<b>11</b>	<b>100.0</b>	<b>7,770</b>	<b>100.0</b>	<b>515</b>	<b>6.6</b>	<b>7,770</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	0	0	0.0	0.0	0	0.0	0	0.0
Middle	6,986	3,104	36.1	44.4	1,395	20.0	2,487	35.6
Upper	13,996	5,489	63.9	39.2	2,541	18.2	5,966	42.6
Unknown	0	0	0.0	0.0	0	0.0	0	0.0
<b>Total AA</b>	<b>20,982</b>	<b>8,593</b>	<b>100.0</b>	<b>41.0</b>	<b>3,936</b>	<b>18.8</b>	<b>8,453</b>	<b>40.3</b>
	Total Businesses by Tract	Businesses by Tract & Revenue Size						
		Less Than or = \$1 Million		Over \$1 Million		Revenue Not Reported		
		#	%	#	%	#	%	
Low	0	0.0	0	0.0	0	0.0	0	0.0
Moderate	0	0.0	0	0.0	0	0.0	0	0.0
Middle	505	22.3	459	22.4	33	18.0	13	50.0
Upper	1,757	77.7	1,594	77.6	150	82.0	13	50.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
<b>Total AA</b>	<b>2,262</b>	<b>100.0</b>	<b>2,053</b>	<b>100.0</b>	<b>183</b>	<b>100.0</b>	<b>26</b>	<b>100.0</b>
<b>Percentage of Total Businesses:</b>				<b>90.8</b>		<b>8.1</b>		<b>1.1</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	0	0.0	0	0.0	0	0.0	0	0.0
Middle	73	66.4	73	66.4	0	0.0	0	0.0
Upper	37	33.6	37	33.6	0	0.0	0	0.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
<b>Total AA</b>	<b>110</b>	<b>100.0</b>	<b>110</b>	<b>100.0</b>	<b>0</b>	<b>0.0</b>	<b>0</b>	<b>0.0</b>
<b>Percentage of Total Farms:</b>				<b>100.0</b>		<b>0.0</b>		<b>0.0</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.								

## **APPENDIX C – GLOSSARY**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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