

PUBLIC DISCLOSURE

November 8, 2021

COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION

First State Bank
RSSD# 498456

2118 South Treadway Boulevard
Abilene, Texas 79602

Federal Reserve Bank of Dallas

2200 North Pearl Street
Dallas, Texas 75201

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

First State Bank, Abilene, Texas (the bank) is rated **Satisfactory**. The Community Reinvestment Act (CRA) rating is based on the following conclusions with respect to the performance criteria:

- The bank's 16-quarter average net loan-to-deposit ratio (NLTD) is reasonable given the bank's size, financial condition, and assessment areas' credit needs.
- A majority of the bank's loans are originated inside the assessment areas.
- A reasonable distribution of loans occurs throughout the bank's assessment areas.
- Lending reflects a reasonable distribution among businesses of different revenue sizes.
- Neither the bank nor this Reserve Bank received any CRA-related complaints since the previous evaluation.

SCOPE OF EXAMINATION

Examiners utilized the Federal Financial Institutions Examination Council's (FFIEC's) *Interagency Examination Procedures for Small Institutions* to evaluate the bank's CRA performance. The evaluation considered relevant performance context, including the bank's asset size, financial condition, business strategy and market competition, as well as the assessment areas' credit needs and demographic and economic characteristics. In addition, the evaluation focused on the lending extended within the bank's delineated assessment areas: Abilene Metropolitan Assessment Area and Menard Nonmetropolitan Assessment Area. The Abilene Metropolitan Assessment Area received a full-scope review, as this assessment area contains the majority of the bank's deposits and loan volume. The Menard Nonmetropolitan Assessment Area was assessed using a limited-scope review. Examiners reviewed the following data to reach their conclusions about the bank's CRA performance:

- The 16-quarter average NLTD ratio of the bank and three similarly situated financial institutions;
- A sample of the bank's main loan product, commercial loans, which consists of 57 small business loans out of a universe of 88 loans originated between January 1, 2021 and June 30, 2021;
- Approximately 74.0 percent of the bank's lending activity by number of loans, 79.0 percent of the total deposits, and 50.0 percent of total branches were evaluated through the full-scope review performed; and
- To augment the evaluation, an interview with a leader at a small business organization serving the Abilene Metropolitan Assessment Area was conducted to ascertain the credit needs of the communities, the responsiveness of area banks in meeting those credit needs, and local economic conditions.

DESCRIPTION OF INSTITUTION

First State Bank, a community bank headquartered in Abilene, Texas, is characterized as:

- Being a wholly owned subsidiary of BSA Bankshares, Inc. as of November 8, 2021. On November 16, 2021, BSA Bankshares, Inc. merged with and into Abilene Newco Holding, Inc., which became the bank's holding company. Due to the acquisition and merger of

BSA Bankshares, Inc. occurring after the review period of this evaluation, all information and conclusions presented herein are based on the bank's performance prior to the purchase.

- Having approximately \$46.0 million in total assets as of June 30, 2021.
- Operating its main office in Abilene, Texas (Taylor County), a branch in Menard, Texas (Menard County), and a full-service automatic teller machine (ATM) at its main office.
- A commercial lender, as commercial loans account for the largest product by dollar amount in its loan portfolio.

Table 1

Composition of Loan Portfolio as of June 30, 2021		
Loan Type	\$(000)	%
Residential Real Estate	424	2.9
Agricultural	2,199	15.0
Commercial	11,578	78.9
Consumer	480	3.3
Other	3	0.0
Gross Loans	14,684	100.0

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

The bank was rated Satisfactory under the CRA at its August 14, 2017 performance evaluation performed by this Reserve Bank. There are no known legal, financial, or other factors impeding the bank's ability to help meet the credit needs in its communities.

CONCLUSIONS WITH RESPECT TO PERFORMANCE CRITERIA¹

This performance evaluation first discusses the bank's overall performance, followed by an in-depth evaluation of performance in the Abilene Metropolitan Assessment Area (full-scope review) and a brief discussion of performance in the Menard Assessment Area (limited-scope review). The bank's overall CRA performance is **Satisfactory**, as the institution meets the small business credit needs of its assessment areas given a reasonable NLTD ratio and a majority of the bank's small business loan originations occurring inside its delineated assessment areas. Additionally, the bank exhibits a reasonable distribution of loans to businesses of different sizes, and the geographic loan distribution reflects a reasonable dispersion throughout the bank's assessment areas.

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 assessment areas, and in comparison, to similarly situated Federal Deposit Insurance Corporation (FDIC) insured institutions. The similarly situated institutions were selected based on asset size, product offering, and proximity.

¹ The net loan-to-deposit ratio and percentage of loans and other lending-related activity in the assessment area only apply to the institution overall. No discussion of these performance criteria applies to sections of the performance evaluation related to assessment areas.

The bank's 16-quarter average NLTD ratio of 35.9 percent is reasonable and within the range of NLTD ratios of the similarly situated banks, which ranged from 32.5 percent to 83.4 percent. The bank's NLTD, although closer to the lower range, reflects the institution's willingness to extend credit.

Table 2

Comparative NLTD Ratios September 30, 2017 – June 30, 2021			
Institution	Location	Asset Size \$(000)	NLTD Ratio (%)
			16-Quarter Average
First State Bank	Abilene, Texas	45,950	35.9
Similarly Situated Institutions			
Menard Bank	Menard, Texas	66,013	32.5
Security State Bank	Winters, Texas	71,240	44.5
Citizens Bank National Association	Abilene, Texas	124,228	83.4

Assessment Area Concentration

This performance criterion evaluates the percentage of lending extended inside and outside of the bank's assessment areas. The bank originated a majority of loans, by number and dollar, inside its delineated assessment areas.

Table 3

Lending Inside and Outside the Assessment Areas								
Loan Type	Inside				Outside			
	#	#%	\$(000)	\$%	#	#%	\$(000)	\$%
Total Small Business	42	73.7	2,943	59.3	15	26.3	2,020	40.7
Total Loans	42	73.7	2,943	59.3	15	26.3	2,020	40.7
<i>Note: Percentages may not total 100.0 percent due to rounding.</i>								

The remaining analysis is based on the loans extended inside of the bank's assessment areas.

Geographic Distribution of Loans

This performance criterion evaluates the bank's distribution of lending within its assessment areas by income level of census tracts with consideration given to the dispersion of loans throughout such areas. The bank's overall geographic distribution of loans reflects reasonable distribution among the different census tracts and dispersion throughout the full-scope assessment area. A detailed discussion of the facts and data supporting the overall conclusions are presented in the Conclusions with Respect to Performance Criterion section for the full-scope review assessment area.

Lending to Businesses of Different Sizes

This performance criterion evaluates the bank's lending to businesses of different revenue sizes. The bank's small business lending has an overall reasonable distribution among businesses of different sizes in the full-scope assessment area. A detailed discussion of the facts and data

supporting the overall conclusions are presented in the Conclusions with Respect to Performance Criterion section for the full-scope review assessment area.

FAIR LENDING OR OTHER ILLEGAL CREDIT PRACTICES REVIEW

Compliance with the substantive provisions of anti-discrimination 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.

ABILENE METROPOLITAN ASSESSMENT AREA
(Full-Scope Review)

DESCRIPTION OF THE INSTITUTION’S OPERATIONS IN ABILENE METROPOLITAN ASSESSMENT AREA

The bank’s Abilene Metropolitan Assessment Area consists of the entirety of Taylor County, which comprises portions of the Abilene, TX Metropolitan Statistical Area (MSA). (See Appendix A for an assessment area map and Appendix B for additional demographic data).

- The Abilene Metropolitan Assessment Area has not changed since the previous CRA performance evaluation.
- According to the 2015 American Community Survey (ACS), the assessment area consists of 38 census tracts: 13 moderate-income census tracts (34.2 percent), 13 middle-income census tracts (34.2 percent), 9 upper-income census tracts (23.7 percent), and 3 census tracts with unknown income (7.9) percent. At the prior CRA performance evaluation, there were 38 census tracts, of which 2 were designated as low-income census tracts.
- According to the June 30, 2021 FDIC Market Share Report, 16 federally insured depository institutions operate 41 branches, holding deposits of \$3.8 billion within the assessment area. The bank ranked 14th in deposit market share, with \$32 million or 0.8 percent of total deposits. Primary competitors in the market include First Financial Bank, National Association (55.1 percent), Bank of America, National Association (10.4 percent), and Prosperity Bank (8.4 percent).
- To augment the evaluation, an interview with a leader at a small business organization serving the assessment area was conducted to ascertain the credit needs of the communities, the responsiveness of area banks in meeting those credit needs, and the local economic conditions. The contact indicated that lenders in the area are the heart of the city of Abilene, displaying a high level of engagement, support, and leadership with their actions as well as resources in meeting the needs of the communities served.

Table 4

Population Change			
Assessment Area: Abilene Metropolitan			
Area	2010 Population	2015 Population	Percent Change
Abilene Metropolitan	131,506	134,435	2.2
Abilene, TX MSA	165,252	167,945	1.6
Texas	25,145,561	26,538,614	5.5
<i>Source: 2010 U.S. Census Bureau Decennial Census 2011-2015 U.S. Census Bureau: American Community Survey</i>			

- According to the United States Census Bureau, the assessment area population change was greater than that of the MSAs population change but less than the state of Texas.
- The city of Abilene, Texas serves as the county seat.

Table 5

Median Family Income Change			
Assessment Area: Abilene Metropolitan			
Area	2010 Median Family Income	2015 Median Family Income	Percent Change
Abilene Metropolitan	\$58,259	\$56,775	-2.5
Abilene, TX MSA	\$57,590	\$56,448	-2.0
Texas	\$63,314	\$62,717	-0.9

*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.

- There are approximately 32,451 families in the assessment area. By family income, approximately 21.3 percent of these families are classified as low-income, 17.7 percent are moderate-income, 20.1 percent are middle-income, and 40.9 percent are upper-income families.
- Of the families in the assessment area, 12.2 percent are living below poverty, which is lower than the family poverty rate for the state of Texas, at 13.5 percent.
- Income level designations, as indicated above, had a decrease in the median family income for the assessment area. The percentage change was higher than the MSA and state of Texas income level changes.
- According to Dunn & Bradstreet (D&B), 6,218 businesses operated in the assessment area in 2020, of which 5,685 or 91.4 percent reported revenues of less than \$1 million.

Table 6

Housing Cost Burden						
Assessment Area: Abilene Metropolitan						
Area	Cost Burden - Renters			Cost Burden - Owners		
	Low Income	Moderate Income	All Renters	Low Income	Moderate Income	All Owners
Abilene Metropolitan	79.9	54.4	42.9	53.4	34.2	16.1
Abilene, TX MSA	75.7	52.0	40.5	54.5	29.8	16.5
Texas	77.5	46.7	42.4	59.1	33.8	19.4

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

Source: 2013-2017 U.S. Census Bureau: American Community Survey

- In 2020, the assessment area contained 56,492 housing units with a median age of 48 years. The assessment area median housing value of \$101,480 is lower than the state of Texas' median housing value of \$136,000.
- The housing in the assessment area is more affordable compared to the state of Texas.
- Owner-occupied units in the assessment area comprise of 52.6 percent of the housing stock, with rental and vacant properties representing 35.0 percent and 12.4 percent, respectively. Of the owner-occupied housing units, there are none located in low-income census tracts, as there are no such census tracts in the assessment area, 19.4 percent are in moderate-income census tracts, 34.6 percent are in middle-income census tracts, and 46.0 percent are in upper-income census tracts.

Table 7

Unemployment Rates					
Assessment Area: Abilene Metropolitan					
Area	2016	2017	2018	2019	2020
Abilene Metropolitan	3.7	3.6	3.2	2.9	5.5
Abilene, TX MSA	3.9	3.7	3.3	3.0	5.6
Texas	4.6	4.3	3.9	3.5	7.6

Source: Bureau of Labor Statistics: Local Area Unemployment Statistics

- The most common industries in the assessment area are restaurant and food services, United States Air Force, and construction.
- The highest paying industries in the assessment area are architectural engineering, furniture manufacturing, and employment services.
- Major employments sectors in the assessment area are agriculture, oil and gas extraction, and construction.
- According to D&B data, 6,218 businesses operate in the assessment area.
- The unemployment rates in the assessment area are lower than that of the MSA and state of Texas unemployment rates.

CONCLUSIONS WITH RESPECT TO PERFORMANCE CRITERIA IN ABILENE METROPOLITAN ASSESSMENT AREA

Geographic Distribution of Loans

The geographic distribution of small business lending is reasonable. Generally, the bank extended loans in close proximity to its branches, and no conspicuous lending patterns were noted. The assessment area does not have any low-income census tracts and 13 moderate-income census tracts, which limit opportunities for extending small business loans in the assessment area to these types of census tracts. The bank originated ten (32.3 percent by number and 34.3 percent by dollar) of the small business loans in moderate-income census tracts, exceeding the demographic figure of small businesses in moderate-income census tracts by number and dollar volume. No gaps or lapses in lending were identified within the assessment area.

Table 8

Distribution of January 1 – June 30, 2021					
Small Business Lending by Income Level of Geography					
Assessment Area: Abilene Metropolitan					
Geographic Income Level	Bank Loans				Total Businesses %
	#	#%	\$(000)	%	
Low	0	0.0	0	0.0	0.0
Moderate	10	32.3	795	34.3	28.6
Middle	15	48.4	1,158	50.0	31.7
Upper	6	19.4	365	15.7	39.3
Total	31	100.0	2,318	100.0	100.0

Source: 2021 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 Businesses of Different Revenue Sizes

The borrower distribution of small business lending is reasonable despite falling below the 91.4 percent of businesses with revenues of \$1 million or less in the assessment area. Performance context related to the high level of competition, as noted by the bank ranking 14th of the 16 banks operating in the assessment area, and an elevated volume of loans extended to businesses with unknown revenues, which relate to SBA PPP lending. Another way to gauge the bank's small business lending performance is to review the data by loan amount given that small businesses typically require smaller-dollar credits. In this regard, it is noted that 71.0 percent by number volume and 39.8 percent by dollar volume of the bank's small business loans were originated in loan amounts of \$100,000 or less.

Table 9

Distribution of January 1 – June 30, 2021 Small Business Lending by Revenue Size of Businesses Assessment Area: Abilene Metropolitan					
	Bank Loans				Total Businesses %
	#	#%	\$(000)	\$%	
By Revenue					
\$1 Million or Less	7	22.6	389	16.8	91.4
Over \$1 Million	5	16.1	271	11.7	7.7
Revenue Unknown	19	61.3	1,659	71.6	0.9
Total	31	100.0	2,318	100.0	100.0
By Loan Size					
\$100,000 or Less	22	71.0	922	39.8	
\$100,001 - \$250,000	9	29.0	1,396	60.2	
\$250,001 - \$1 Million	0	0.0	0	0.0	
Total	31	100.0	2,318	100.0	
By Loan Size and Revenue \$1 Million or Less					
\$100,000 or Less	6	85.7	239	61.4	
\$100,001 - \$250,000	1	14.3	150	38.6	
\$250,001 - \$1 Million	0	0.0	0	0.0	
Total	7	100.0	389	100.0	
<i>Source: 2021 FFIEC Census Data 2020 Dun & Bradstreet Data 2011 – 2015 U.S. Census Bureau: American Community Survey</i>					
<i>Note: Percentages may not total 100.0 percent due to rounding.</i>					

MENARD NONMETROPOLITAN ASSESSMENT AREA
(Limited-Scope Review)

DESCRIPTION OF THE INSTITUTION'S OPERATIONS IN MENARD NONMETROPOLITAN ASSESSMENT AREA

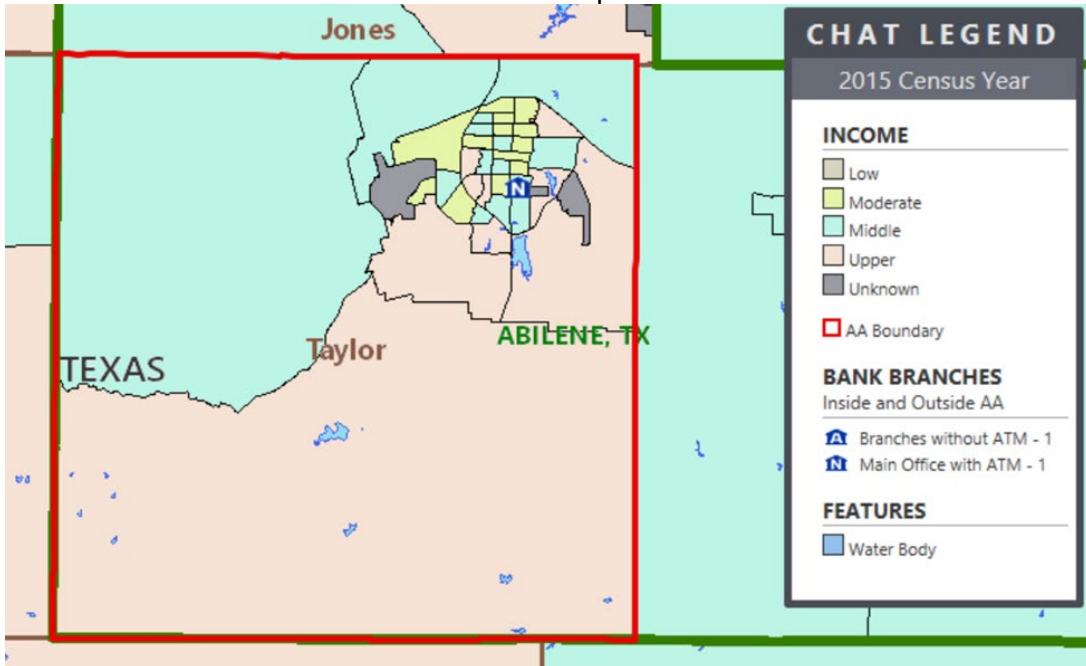
The Menard Nonmetropolitan Assessment Area consists of a single county, Menard County, Texas. The assessment area consists of a single middle-income census tract. In 2021, the tract was designated by the FFIEC as a distressed and underserved middle-income geography. As of June 30, 2021, the bank had approximately \$10 million in deposits in this assessment area, representing a market share of 14.3 percent and 31.3 percent of the bank's total deposits. Given the bank's limited level of deposits and lending activity in the assessment area, a limited-scope review was conducted. The bank's performance in this assessment area carried the least weight when rating the bank's overall performance in meeting the credit needs of the community it serves.

CONCLUSIONS WITH RESPECT TO PERFORMANCE CRITERIA IN MENARD NONMETROPOLITAN ASSESSMENT AREA

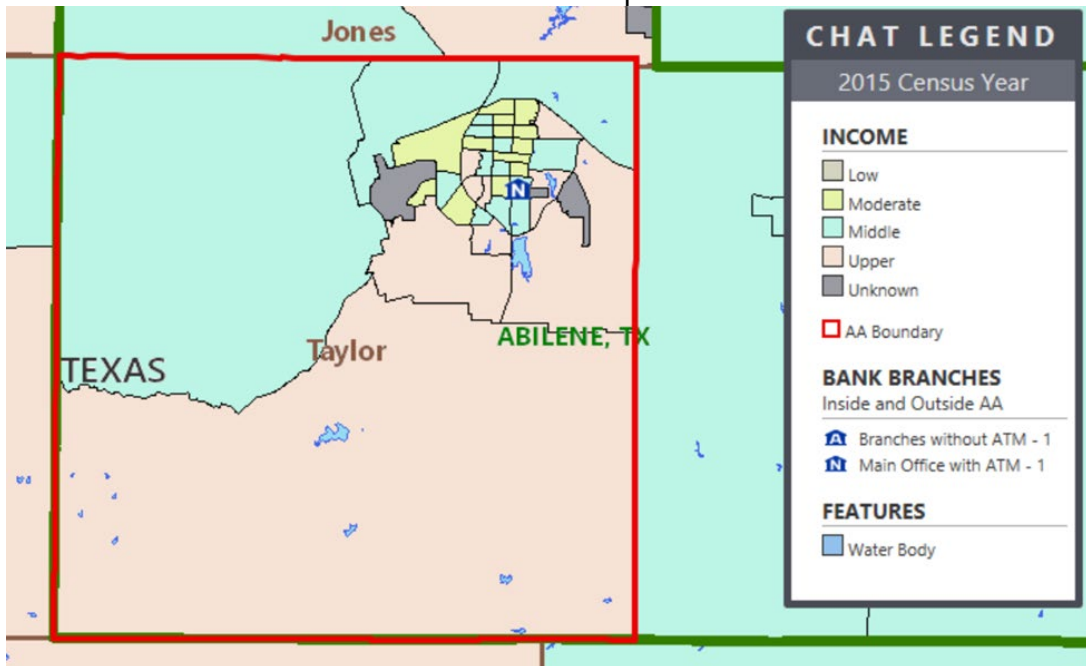
The institution's lending performance in the area is consistent with the institution's lending performance overall.

APPENDIX A – MAPS OF THE ASSESSMENT AREAS

Abilene Metropolitan



Menard Nonmetropolitan



APPENDIX B – DEMOGRAPHIC INFORMATION

Table 10

2021 Abilene Metropolitan 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	6,909	21.3
Moderate	13	34.2	8,877	27.4	1,824	20.5	5,736	17.7
Middle	13	34.2	10,765	33.2	1,306	12.1	6,534	20.1
Upper	9	23.7	12,804	39.5	813	6.3	13,272	40.9
Unknown	3	7.9	5	0.0	0	0.0	0	0.0
Total AA	38	100.0	32,451	100.0	3,943	12.2	32,451	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	15,896	5,758	19.4	36.2	7,675	48.3	2,463	15.5
Middle	20,084	10,278	34.6	51.2	7,446	37.1	2,360	11.8
Upper	20,501	13,659	46.0	66.6	4,649	22.7	2,193	10.7
Unknown	11	5	0.0	45.5	6	54.5	0	0.0
Total AA	56,492	29,700	100.0	52.6	19,776	35.0	7,016	12.4
	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	1,776	28.6	1,581	27.8	186	39.1	9	15.8
Middle	1,970	31.7	1,767	31.1	180	37.8	23	40.4
Upper	2,444	39.3	2,312	40.7	109	22.9	23	40.4
Unknown	28	0.5	25	0.4	1	0.2	2	3.5
Total AA	6,218	100.0	5,685	100.0	476	100.0	57	100.0
Percentage of Total Businesses:				91.4		7.7		0.9
	Total Farms by Tract	Farms by Tract & Revenue Size						
		Less Than or = \$1 Million		Over \$1 Million		Revenue Not Reported		
		#	%	#	%	#	%	
Low	0	0.0	0	0.0	0	0.0	0	0.0
Moderate	12	7.4	12	7.5	0	0.0	0	0.0
Middle	60	37.0	58	36.5	2	66.7	0	0.0
Upper	90	55.6	89	56.0	1	33.3	0	0.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	162	100.0	159	100.0	3	100.0	0	0.0
Percentage of Total Farms:				98.1		1.9		0.0
Source: 2021 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 – LIMITED-SCOPE REVIEW ASSESSMENT AREA TABLES

Table 11

2021 Menard Nonmetropolitan 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	169	26.9
Moderate	0	0.0	0	0.0	0	0.0	134	21.3
Middle	1	100.0	628	100.0	59	9.4	123	19.6
Upper	0	0.0	0	0.0	0	0.0	202	32.2
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	1	100.0	628	100.0	59	9.4	628	100.0
	Housing Units by Tract	Housing Type by Tract						
		Owner-occupied			Rental		Vacant	
		#	% by tract	% by unit	#	% by unit	#	% by unit
Low	0	0	0.0	0.0	0	0.0	0	0.0
Moderate	0	0	0.0	0.0	0	0.0	0	0.0
Middle	1,725	677	100.0	39.2	274	15.9	774	44.9
Upper	0	0	0.0	0.0	0	0.0	0	0.0
Unknown	0	0	0.0	0.0	0	0.0	0	0.0
Total AA	1,725	677	100.0	39.2	274	15.9	774	44.9
	Total Businesses by Tract	Businesses by Tract & Revenue Size						
		Less Than or = \$1 Million		Over \$1 Million		Revenue Not Reported		
		#	%	#	%	#	%	
Low	0	0.0	0	0.0	0	0.0	0	0.0
Moderate	0	0.0	0	0.0	0	0.0	0	0.0
Middle	70	100.0	62	100.0	5	100.0	3	100.0
Upper	0	0.0	0	0.0	0	0.0	0	0.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	70	100.0	62	100.0	5	100.0	3	100.0
Percentage of Total Businesses:				88.6		7.1		4.3
	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	35	100.0	35	100.0	0	0.0	0	0.0
Upper	0	0.0	0	0.0	0	0.0	0	0.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	35	100.0	35	100.0	0	0.0	0	0.0
Percentage of Total Farms:				100.0		0.0		0.0
Source: 2021 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.								

Table 12

Distribution of January 1 - June 30, 2021 Small Business Lending By Income Level of Geography Assessment Area: Menard Nonmetropolitan					
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	11	100.0	625	100.0	100.0
Upper	0	0.0	0	0.0	0.0
Unknown	0	0.0	0	0.0	0.0
Tract-Unk	0	0.0	0	0.0	
Total	11	100.0	625	100.0	100.0

Source: 2021 FFIEC Census Data
2021 Dun & Bradstreet Data
2011-2015 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

Table 13

Distribution of January 1 - June 30, 2021 Small Business Lending By Revenue Size of Businesses Assessment Area: Menard Nonmetropolitan					
	Bank Loans				Total Businesses %
	#	#%	\$(000)	%	
By Revenue					
\$1 Million or Less	2	18.2	5	0.8	88.6
Over \$1 Million	0	0.0	0	0.0	7.1
Revenue Unknown	9	81.8	620	99.2	4.3
Total	11	100.0	625	100.0	100.0
By Loan Size					
\$100,000 or Less	10	90.9	243	38.9	
\$100,001 - \$250,000	0	0.0	0	0.0	
\$250,001 - \$1 Million	1	9.1	382	61.1	
Total	11	100.0	625	100.0	
By Loan Size and Revenues \$1 Million or Less					
\$100,000 or Less	2	100.0	5	100.0	
\$100,001 - \$250,000	0	0.0	0	0.0	
\$250,001 - \$1 Million	0	0.0	0	0.0	
Total	2	100.0	5	100.0	

Source: 2021 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 D – 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 instructions for preparation of the Consolidated Reports 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.