

# **PUBLIC DISCLOSURE**

April 28, 2025

## **COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION**

Ciera Bank  
RSSD # 327855  
623 Elm Street  
Graham, Texas 76450

Federal Reserve Bank of Dallas  
2200 North Pearl Street  
Dallas, Texas 75201

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 (CD) test is rated: **Outstanding**.

**Ciera Bank** (Ciera or bank) is rated **Satisfactory**. This rating is based on the following conclusions with respect to the performance criteria under the lending and CD tests.

- Ciera's 12-quarter average net loan-to-deposit ratio (NLTD) is reasonable given the bank's asset size, financial condition, and the credit needs of the assessment areas (AAs).
- A majority of the bank's loans are originated inside the AAs.
- A reasonable distribution of loans occurs throughout Ciera's AAs.
- Lending reflects a reasonable distribution among individuals of different income levels, including low- and moderate-income (LMI), and businesses of different revenue sizes.
- Neither the bank nor the Federal Reserve Bank of Dallas received any CRA-related complaints since the previous evaluation.
- CD activity reflects excellent responsiveness to the needs of its AAs.

## SCOPE OF THE EVALUATION

Examiners utilized the Federal Financial Institutions Examination Council's (FFIEC's) *Interagency Examination Procedures for Intermediate 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 the demographic and economic characteristics, and credit needs of the AAs. Performance was assessed within the bank's two AAs: the Dallas-Fort Worth (DFW) Metropolitan AA and the Graham Nonmetropolitan AA. The DFW Metropolitan AA, comprised of Denton, Johnson, Parker, and Tarrant counties in the DFW Metropolitan Statistical Area (MSA), received a full-scope review. Ciera strategically focuses its lending efforts on it, including the majority of its locations as well as loan volume. On the other hand, the Graham Nonmetropolitan AA, comprised of the counties of Jack and Young in rural Texas, received a limited-scope review.

To assess Ciera's CRA performance. Examiners reviewed the following data:

- The bank's 12-quarter average NLTD ratio, ending December 31, 2024;
- A statistically derived sample of the bank's primary loan product, commercial loans, which consists of 62 small business loans selected from a universe of 89 loans originated from January 1, 2023, to December 31, 2023;
- The universe of residential real estate lending activity reported by the bank on its 2023 Home Mortgage Disclosure Act (HMDA) Loan/Application Register, which totaled 54 originated or purchased loans; and
- Qualified CD loans, investments, and services from January 1, 2021, through December 31, 2024.
- Information provided by representatives from an affordable housing organization and a local nonprofit serving the DFW Metropolitan AA to ascertain its credit and CD needs as well as economic conditions.

## DESCRIPTION OF THE INSTITUTION

Ciera, a community bank headquartered in Graham, Texas, has the following characteristics.

- The bank is a wholly owned subsidiary of First Graham Bancorp, Inc.
- Ciera has total assets of \$914.6 million as of December 31, 2024.
- In addition to its main office in Graham, Texas, the bank operates seven additional offices located in Aledo, Aubrey, Bryson, Burleson, Denton, Flower Mound, and Fort Worth, as well as seven full-service automated teller machines.
- As shown in Table 1, Ciera's primary business focus is commercial lending, as it represents 83.1 percent of the bank's loan portfolio as of December 31, 2024.

**Table 1**

<b>Composition of Loan Portfolio as of December 31, 2024</b>		
<b>Loan Type</b>	<b>\$(000)</b>	<b>Percent (%)</b>
Agricultural	19,576	3.1
Commercial	527,796	83.1
Consumer	9,025	1.4
Residential Real Estate	78,758	12.4
Other	268	0.0
<b>Gross Loans</b>	<b>635,423</b>	<b>100.0</b>
<i>Note: Percentages may not total 100.0 percent due to rounding.</i>		

The Federal Reserve Bank of Dallas rated the bank's CRA performance as Satisfactory at the previous evaluation dated January 10, 2022. 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 TESTS<sup>1</sup>

### LENDING TEST

This performance evaluation first discusses the bank's overall performance, followed by an in-depth evaluation of performance in the DFW Metropolitan AA (full-scope review) and a brief discussion of performance in the Graham Nonmetropolitan AA (limited-scope review).

Ciera's overall performance under the lending test is satisfactory. This rating is based on a reasonable NLTD ratio, a majority of loans originated within the bank's AAs, and an overall reasonable geographic and borrower distribution of loans within Ciera's full-scope AA. Each of the performance criteria considered under this test is discussed below.

The bank's performance in the DFW Metropolitan AA carried the most weight in the overall analysis because it includes the majority of the branch locations and lending volume. Moreover, Ciera strategically focuses its lending efforts on this AA. The Graham Nonmetropolitan AA received a cursory review for comparative purposes. More consideration was given to the volume of loan originations than the dollar amount, as this represents the number of individuals or entities

<sup>1</sup> The NLTD ratio and percentage of loans and other lending-related activity in the AA only apply to the institution overall. No discussion of these performance criteria applies to sections of the performance evaluation related to the AA.

served. Additionally, for home mortgage lending, examiners emphasized the bank's performance in comparison to the performance of HMDA-reporting institutions operating in the area (aggregate lending) rather than in comparison to respective demographic figures, as aggregate lending is a better indicator of credit demand. However, aggregate lending data related to small business lending was not relied upon, as Ciera was not a reporter of small business loan data during this evaluation. When assessing the bank's performance in meeting the credit needs of the delineated AAs, small business lending carried more weight as this product is the bank's lending focus and comprised the largest volume of lending.

### Net Loan-to-Deposit Ratio

This performance criterion evaluates Ciera'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, and the demographic and economic factors present in the AAs. Moreover, Ciera's performance was compared to similarly situated institutions insured by the Federal Deposit Insurance Corporation (FDIC), which were selected based on asset size, geographic footprint, and loan portfolio composition.

Ciera's NLTD ratio is reasonable given the bank's asset size and financial condition, the credit needs of its AAs, and the competitive local banking environment. Throughout the review period, the bank's NLTD ratios ranged between 69.7 and 85.5 percent, which is comparable to the NLTD ratios of the three similarly situated institutions that ranged between 58.7 and 102.1 percent. As shown in Table 2, Ciera's 12-quarter average NLTD ratio, at 78.2 percent, is similar to the average NLTD ratios of three similarly situated banks within the same period, which ranged between 69.0 percent and 85.4 percent.

**Table 2**  
**Comparative Net Loan-to-Deposit Ratios**  
**January 1, 2022 – December 31, 2024**

Institution	Location	Asset Size \$(000)	12-Quarter Average NLTD Ratio (%)
<b>Ciera Bank</b>	Graham, Texas	914,612	78.2
<b>Similarly Situated Institutions</b>			
<b>Comparator Banks</b>	Weatherford, Texas	1,024,257	76.9
	Dallas, Texas	784,501	85.4
	Mercedes, Texas	955,480	69.0

### Assessment Area Concentration

This performance criterion evaluates the percentage of lending extended inside and outside of the bank's delineated AAs. As illustrated in Table 3, Ciera originated a majority of its loans, by number volume and dollar amount, inside its AAs. The bank originates 79.0 percent by number and 80.7 percent by dollar volume of commercial loans within its AAs. This is notable as commercial lending is the bank's most prominent loan product, making up 83.1 percent of its total loan portfolio.

**Table 3**

<b>Lending Inside and Outside the Assessment Area</b>								
<b>Loan Type</b>	<b>Inside Assessment Area</b>				<b>Outside Assessment Area</b>			
	<b>#</b>	<b>#%</b>	<b>\$(000)</b>	<b>\$%</b>	<b>#</b>	<b>#%</b>	<b>\$(000)</b>	<b>\$%</b>
Home Purchase	11	68.8	3,159	55.4	5	31.3	2,542	44.6
Refinancing	3	75	510	89.9	1	25	57	10.1
Home Improvement	4	57.1	412	41.7	3	42.9	575	58.3
Multi-Family Housing	0	0.0	0	0.0	1	100.0	7,248	100.0
Other Purpose Closed-End	5	83.3	355	69.5	1	16.7	156	30.5
<b>Total HMDA</b>	<b>23</b>	<b>67.6</b>	<b>4,436</b>	<b>29.5</b>	<b>11</b>	<b>32.4</b>	<b>10,578</b>	<b>70.5</b>
<b>Total Small Business</b>	<b>49</b>	<b>79.0</b>	<b>12,165</b>	<b>80.7</b>	<b>13</b>	<b>21.0</b>	<b>2,904</b>	<b>19.3</b>
<b>TOTAL LOANS</b>	<b>72</b>	<b>75.0</b>	<b>16,601</b>	<b>55.2</b>	<b>24</b>	<b>25.0</b>	<b>13,482</b>	<b>44.8</b>
<i>Note: Percentages may not total 100.0 percent due to rounding.</i>								

The remaining analysis is based on the loans made inside the bank's AAs.

### Geographic Distribution of Loans

This performance criterion evaluates the bank's distribution of lending within the delineated AAs by income level of census tracts with consideration given to the dispersion of loans throughout the AAs in light of performance context, such as strategic focus, lending opportunities, and geographic characteristics. Ciera's overall geographic distribution of loans reflects reasonable distribution among census tracts of different income levels and dispersion throughout the AAs.

### Lending to Borrowers of Different Income Levels and to Businesses of Different Revenue Sizes

This performance criterion evaluates the bank's lending to borrowers of different income levels and businesses of different revenue sizes. Ciera's lending has an overall reasonable distribution among individuals of different income levels and businesses of different revenue sizes.

### COMMUNITY DEVELOPMENT TEST

The CD test evaluates the bank's responsiveness to the CD needs of the delineated AAs through qualified loans, investments, and services, considering Ciera's capacity and the need and availability of such opportunities in the AAs. Ciera's overall CD performance demonstrates excellent responsiveness to the needs of the communities in which the bank operates. It is noteworthy that 99.0 percent of the CD loans extended during the review period related to Ciera's response to the COVID-19 pandemic. Specifically, the CD loans were originated under the Small Business Administration's (SBA's) Paycheck Protection Program (PPP), which ceased in May 2021. As Ciera met the CD needs of its AAs, consideration was also given to CD activity conducted outside of the delineated AAs, but in close proximity to the broader statewide or regional area that includes them.

As depicted in Table 4, Ciera made 293 CD loans for a total of approximately \$23.0 million during the review period. Of those 293 CD loans, 133 were PPP loans extended outside of the

delineated AAs. The bank's AAs, especially the DFW Metropolitan AA, are located in areas where residents regularly traverse county lines for work and communities extend beyond such boundaries. The demographic and economic interdependence between the DFW Metropolitan AA and contiguous counties excluded from the delineation results in CD activities that extend beyond the AA's boundaries. This activity reflected favorably on the bank's willingness to serve the needs of the communities it serves and immediately surrounding areas.

In addition to the CD lending, the bank performed various activities to help meet the CD needs in its AAs, including investments and services.

**Table 4**

Community Development Activity Assessment Area: All									
Community Development Purpose	Community Development Loans		Qualified Investments						Community Development Services
			Investments		Donations		Total Investments		
	#	\$(000)	#	\$(000)	#	\$(000)	#	\$(000)	#
Affordable Housing	1	686	0	0	0	0	0	0	0
Community Services	0	0	4	1,639	8	12	12	1,651	25
Economic Development	2	514	0	0	2	15	2	15	6
Revitalization and Stabilization	290	21,773	0	0	1	1	1	1	0
Totals	293	22,973	4	1,639	11	28	15	1,667	31
Note: Percentages may not total 100.0 percent due to rounding.									

#### **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.

**DALLAS-FORT WORTH METROPOLITAN ASSESSMENT AREA**  
(Full-Scope Review)

**DESCRIPTION OF THE INSTITUTION'S OPERATIONS IN THE DALLAS-FORT WORTH METROPOLITAN ASSESSMENT AREA**

- The DFW Metropolitan AA consists of the entirety of Denton, Johnson, Parker, and Tarrant counties. These counties, along with nine other counties, make up the DFW MSA. The DFW MSA is comprised of the Dallas-Plano-Irving, TX Metropolitan Division (MD) and the Fort Worth-Arlington-Grapevine, TX MD. Ciera's AA includes portion of both MDs. Refer to Appendix A for an AA map and Appendix B for additional demographic data.
- Since the previous evaluation, the bank added Johnson County to the AA in December 2021 due to the opening of a branch in Burleson, Texas on December 31, 2021.
- The AA consists of 710 census tracts, of which 41 are low-, 176 moderate-, 236 middle-, 249 upper-, and eight unknown-income census tracts.
- Ciera operates six full-service branches in the AA, including one located in a moderate-income, one in middle-income, and four in upper-income census tracts.
- According to the FDIC's Deposit Market Share Report as of June 30, 2024, Ciera had a 0.1 percent market share, ranking 32<sup>nd</sup> out of 94 FDIC-insured depository institutions operating in the AA. Approximately 63.1 percent of the bank's total deposits are within this AA.
- In 2023, the bank ranked 190<sup>th</sup> out of 890 HMDA reporters in the AA with 11 HMDA originations out of the total of 85,472 in the AA.
- A community contacted noted a need for affordable housing as well as for financial education to reach a large population of unbanked individuals in the AA.

**Table 5**

<b>Population Change</b>			
<b>Assessment Area: DFW Metropolitan</b>			
<b>Area</b>	<b>2015 Population</b>	<b>2020 Population</b>	<b>Percent Change</b>
DFW Metropolitan	2,923,245	3,345,211	14.4
Denton County, TX	731,851	906,422	23.9
Johnson County, TX	155,450	179,927	15.7
Parker County, TX	121,418	148,222	22.1
Tarrant County, TX	1,914,526	2,110,640	10.2
Dallas-Plano-Irving, TX MD	4,519,004	5,129,966	13.5
Fort Worth-Arlington-Grapevine, TX MD	2,252,637	2,507,421	11.3
Texas	26,538,614	29,145,505	9.8
<i>Source: 2011-2015 U.S. Census Bureau American Community Survey 2020 U.S. Census Bureau Decennial Census</i>			

- As illustrated in Table 5, population trends between 2015 and 2020 reflect significant growth throughout the AA, with each county exceeding the statewide growth rate of 9.8 percent. It is noteworthy that the population growth in Denton and Parker counties more than doubled the statewide growth rate.
- Approximately 27.9 percent of the AA population reside in LMI census tracts, and 37.3 percent of households in the AA are considered LMI.



- A community leader noted the significant population growth in recent years, attributing it to individuals moving to the metroplex given its healthy labor market and many large employers located in the AA.

**Table 6**

<b>Median Family Income Change Assessment Area: DFW Metropolitan</b>			
<b>Area</b>	<b>2015 Median Family Income (\$)</b>	<b>2020 Median Family Income (\$)</b>	<b>Percent Change</b>
DFW Metropolitan	85,825	88,918	3.6
Denton County, TX	99,628	111,436	11.9
Johnson County, TX	71,657	73,563	2.7
Parker County, TX	88,541	97,507	10.1
Tarrant County, TX	76,367	82,856	8.5
Dallas-Plano-Irving, TX MD	77,736	88,315	13.6
Fort Worth-Arlington-Grapevine, TX MD	75,758	82,649	9.1
Texas	68,523	76,073	11.0
<i>Source: 2011 – 2015 U.S. Census Bureau: American Community Survey 2016 – 2020 U.S. Census Bureau: American Community Survey Note: Median family incomes have been inflation-adjusted and are expressed in 2020 dollars.</i>			

- While the AA overall saw little increase in the MFI, the AA's two largest counties, Tarrant and Denton counties, had increases similar to the statewide increase of 11.0 percent.
- Johnson County experienced the lowest rate increase and was the only AA county with an MFI lower than the statewide figure of \$76,073.
- According to the FFIEC Census data, 7.2 percent of AA families live below the poverty level, which is below the statewide figure of 10.9.
- A local contact noted that the cost of household basics outpaces wages, which is partially attributable to inflation.

**Table 7**

<b>Housing Cost Burden Rates Assessment Area: DFW Metropolitan</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>
DFW Metropolitan	84.8	56.2	44.9	63.9	38.1	18.9
Denton County, TX	88.4	58.5	42.7	70.7	50.0	19.0
Johnson County, TX	72.4	41.5	38.5	44.9	27.5	16.0
Parker County, TX	68.9	35.9	38.7	55.8	32.5	17.1
Tarrant County, TX	84.9	56.8	46.2	65.2	35.8	19.4
Dallas-Plano-Irving, TX MD	82.7	51.6	43.0	65.1	38.0	21.1
Fort Worth-Arlington-Grapevine, TX MD	83.7	55.1	45.4	61.9	34.6	18.9
Texas	79.4	49.8	43.5	59.0	32.7	19.4
<i>Cost burden is housing cost that equals 30 percent or more of household income. Source: U.S. Department of Housing and Urban Development (HUD) 2017-2021 Comprehensive Housing Affordability Strategy</i>						

- Housing affordability within the AA for low-income renters is a substantially greater burden than the burden on homeowners at any income level, as illustrated in Table 7. This indicates it is more economical for low-income borrowers to purchase a home than to rent.

However, many low-income borrowers face entry barriers, such as downpayment requirements, into homeownership.

- Overall, the cost burden for all homeowners and renters is substantially similar to that of the state of Texas. The majority of LMI renters spend more than 30 percent of household income on housing, significantly limiting resources for other needs.
- The 2023 housing affordability ratio<sup>2</sup> in the AA, at 32.3 percent, is below the affordability ratio for the state of Texas, at 34.1 percent, indicating AA housing overall is less affordable than statewide housing.

**Table 8**

<b>Unemployment Rates</b>					
<b>Assessment Area: DFW Metropolitan</b>					
<b>Area</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>
DFW Metropolitan	3.2	7.0	5.0	3.5	3.6
Denton County, TX	3.0	6.4	4.4	3.3	3.5
Johnson County, TX	3.2	6.5	4.9	3.5	3.6
Parker County, TX	2.9	5.8	4.5	3.3	3.3
Tarrant County, TX	3.3	7.4	5.3	3.7	3.7
Dallas-Plano-Irving, TX MD	3.3	7.0	5.0	3.5	3.7
Fort Worth-Arlington-Grapevine, TX MD	3.3	7.2	5.2	3.6	3.7
Texas	3.5	7.7	5.6	3.9	3.9

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

- As illustrated in Table 8, unemployment rates more than doubled in 2020 due to the COVID-19 pandemic, as many businesses laid off employees due to the statewide stay at home and social distancing orders. In 2021, the AA unemployment rate decreased, returning to pre-pandemic levels in 2022.
- Unemployment rates for the AA are slightly below the statewide rates.
- Major industries within the AA include healthcare and social assistance, retail trade, and accommodation and food services.
- The AA hosts a variety of large employers operating across multiple sectors of the economy, including AT&T, Amazon, Baylor Health Care System, Kroger, and Texas Health Resources, among others.

**Table 9**

<b>Home Mortgage Loan Trends</b>					
<b>Assessment Area: DFW Metropolitan</b>					
<b>Area</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>
DFW Metropolitan 2023	90,936	151,088	148,061	80,812	57,232
Denton County, TX	31,405	56,656	54,787	29,463	21,110
Johnson County, TX	4,764	7,930	8,224	5,314	4,090
Parker County, TX	5,053	8,575	8,729	5,679	3,533
Tarrant County, TX	49,714	77,927	76,321	40,356	28,499
Dallas-Plano-Irving, TX MD	124,069	216,785	215,249	118,846	84,819
Fort Worth-Arlington-Grapevine, TX MD	61,449	97,641	96,543	53,480	38,101
Texas	592,278	976,795	1,008,080	592,209	418,730

*Source: FFIEC Home Mortgage Disclosure Act Aggregate Data*

<sup>2</sup> The housing affordability ratio is calculated by dividing the median household income by the median housing value. A lower ratio reflects less affordable housing.

- As highlighted in Table 9, the number of HMDA-reportable loans made in the AA significantly increased during the pandemic (2020 and 2021) as people flocked away from the city centers and into rural areas due to encouraged work-from-home policies offered by employers. Lending was further bolstered by the decline in mortgage interest rates, as the national average for 30-year fixed-rate mortgages reached historic lows in January 2021 before increasing sharply throughout 2022. The rising interest rates created a buyer's market that led to a sharp increase in home prices.
- Increased interest rates led to a rapid decline in home mortgage loan demand in 2022, which became more prominent in 2023. Additionally, an increased level of competition among lenders vying for mortgage originations in the AA, particularly LMI borrowers, created a very competitive market.

Table 10 details selected characteristics of the AA.

**Table 10**

<b>2023 Combined Demographics Assessment Area: DFW Metropolitan</b>								
<b>Income Categories</b>	<b>Tract Distribution</b>		<b>Families by Tract Income</b>		<b>Families &lt; Poverty Level as % of Families by Tract</b>		<b>Families by Family Income</b>	
	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>
<b>Low</b>	41	5.8	30,564	3.9	9,002	29.5	150,604	19.0
<b>Moderate</b>	176	24.8	170,732	21.5	23,213	13.6	133,769	16.9
<b>Middle</b>	236	33.2	277,777	35.0	16,275	5.9	158,071	19.9
<b>Upper</b>	249	35.1	310,032	39.1	8,462	2.7	350,419	44.2
<b>Unknown</b>	8	1.1	3,758	0.5	360	9.6	0	0.0
<b>Total AA</b>	<b>710</b>	<b>100.0</b>	<b>792,863</b>	<b>100.0</b>	<b>57,312</b>	<b>7.2</b>	<b>792,863</b>	<b>100.0</b>
	<b>Housing Units by Tract</b>	<b>Housing Type by Tract</b>						
		<b>Owner-occupied</b>			<b>Rental</b>		<b>Vacant</b>	
		<b>#</b>	<b>% by tract</b>	<b>% by unit</b>	<b>#</b>	<b>% by unit</b>	<b>#</b>	<b>% by unit</b>
<b>Low</b>	62,457	12,952	1.8	20.7	40,564	64.9	8,941	14.3
<b>Moderate</b>	293,140	121,155	17.0	41.3	146,149	49.9	25,836	8.8
<b>Middle</b>	426,270	257,251	36.2	60.3	141,991	33.3	27,028	6.3
<b>Upper</b>	422,489	317,332	44.6	75.1	83,108	19.7	22,049	5.2
<b>Unknown</b>	7,955	2,682	0.4	33.7	3,965	49.8	1,308	16.4
<b>Total AA</b>	<b>1,212,311</b>	<b>711,372</b>	<b>100.0</b>	<b>58.7</b>	<b>415,777</b>	<b>34.3</b>	<b>85,162</b>	<b>7.0</b>
	<b>Total Businesses by Tract</b>		<b>Businesses by Tract &amp; Revenue Size</b>					
			<b>Less Than or = \$1 Million</b>		<b>Over \$1 Million</b>		<b>Revenue Not Reported</b>	
	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>
<b>Low</b>	5,300	3.3	4,869	3.2	397	4.6	34	1.9
<b>Moderate</b>	31,747	19.7	29,002	19.2	2,489	29.0	256	14.0
<b>Middle</b>	50,760	31.5	48,116	31.9	2,184	25.5	460	25.1
<b>Upper</b>	72,490	44.9	68,023	45.1	3,392	39.6	1,075	58.7
<b>Unknown</b>	1,044	0.6	924	0.6	113	1.3	7	0.4
<b>Total AA</b>	<b>161,341</b>	<b>100.0</b>	<b>150,934</b>	<b>100.0</b>	<b>8,575</b>	<b>100.0</b>	<b>1,832</b>	<b>100.0</b>
<b>Percentage of Total Businesses:</b>				<b>93.5</b>		<b>5.3</b>		<b>1.1</b>
	<b>Total Farms by Tract</b>		<b>Farms by Tract &amp; Revenue Size</b>					
			<b>Less Than or = \$1 Million</b>		<b>Over \$1 Million</b>		<b>Revenue Not Reported</b>	
	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>
<b>Low</b>	11	0.6	10	0.6	1	5.3	0	0.0
<b>Moderate</b>	185	10.9	181	10.7	4	21.1	0	0.0
<b>Middle</b>	656	38.5	652	38.7	4	21.1	0	0.0
<b>Upper</b>	846	49.6	836	49.6	10	52.6	0	0.0
<b>Unknown</b>	6	0.4	6	0.4	0	0.0	0	0.0
<b>Total AA</b>	<b>1,704</b>	<b>100.0</b>	<b>1,685</b>	<b>100.0</b>	<b>19</b>	<b>100.0</b>	<b>0</b>	<b>0.0</b>
<b>Percentage of Total Farms:</b>				<b>98.9</b>		<b>1.1</b>		<b>0.0</b>
Source: 2023 FFIEC Census Data 2023 Dun & Bradstreet Data 2016 – 2020 U.S. Census Bureau: American Community Survey Note: Percentages may not total 100.0 percent due to rounding.								

## **CONCLUSIONS WITH RESPECT TO PERFORMANCE TESTS IN THE DALLAS-FORT WORTH METROPOLITAN ASSESSMENT AREA**

### **LENDING TEST**

Ciera's lending performance in the AA is reasonable, as the geographic distribution of lending and lending to borrowers of different income levels and businesses of different revenue sizes are reasonable. Small business lending carried more weight in the overall analysis given that the bank originates a significantly higher volume of small business loans than any other loan product.

### **Geographic Distribution of Loans**

This performance criterion evaluates the distribution of lending within the AA by income level of census tracts with consideration given to the dispersion of loans throughout the AA. Ciera's geographic distribution of loans reflects reasonable distribution among the different census tracts, with no significant gaps or lapses in contiguous geographies noted. The distribution of the remainder of bank's lending in middle- and upper-income geographies did not affect conclusions about Ciera's performance considering its lending in LMI census tracts.

#### *Residential Real Estate (HMDA) Lending*

The geographic distribution of HMDA loans reflects reasonable penetration throughout the AA when compared to the percentage of owner-occupied housing units located in LMI census tracts, and to aggregate lending in the AA. During the review period, Ciera's HMDA origination volume within the AA does not allow for a meaningful analysis of the individual loan product categories separately.

During the review period, the bank originated 11 HMDA-reportable loans in the AA. Ciera's low level of HMDA lending is attributed to the bank's small HMDA lending market share and the decreased loan demand caused by elevated mortgage rates during this period. It is noteworthy that low-income census tracts only contain 1.8 percent of owner-occupied units in the AA. Despite the limited volume of owner-occupied units in the AA, the sole mortgage loan originated by Ciera during the review period outperformed aggregate lenders' performance and the demographic figure by number and dollar amount.

Among moderate-income census tracts, Ciera's HMDA lending as a percentage of total lending is comparable to that of aggregate lenders by number of loans but below the demographic figure. Aggregate lending serves as a better proxy for loan demand than the demographic figure when evaluating the bank's geographic distribution of HMDA lending. Both the bank and aggregate lenders performed below the demographic figure, indicating low loan demand. Overall, Ciera's level of lending in these tracts does not negatively impact the bank's performance.

**Table 11**

Distribution of 2023 Home Mortgage Lending by Income Level of Geography Assessment Area: DFW Metropolitan							
Geographic Income Level	Bank and Aggregate Loans						Owner Occupied Units %
	Bank		Agg	Bank		Agg	
	#	#%	#%	\$(000)	%	%	
<b>Low</b>	1	9.1	1.6	100	3.8	1.6	1.8
<b>Moderate</b>	1	9.1	13.2	50	1.9	10.6	17.0
<b>Middle</b>	4	36.4	39.9	538	20.4	35.9	36.2
<b>Upper</b>	5	45.5	45.2	1,945	73.9	50.5	44.6
<b>Unknown</b>	0	0.0	0.2	0	0.0	1.3	0.4
<b>Total</b>	11	100.0	100.0	2,633	100.0	100.0	100.0

Source: 2023 FFIEC Census Data  
2016 – 2020 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. As depicted in Table 12, the bank did not extend any small business loans among low-income census tracts during the review period. However, Ciera's performance is reasonable given that only 3.3 percent of the AA businesses operate in such tracts. Among moderate-income census tracts, the bank's lending exceeds the total percentage of businesses located in these geographies. Therefore, Ciera's lending is responsive to the needs of small businesses and reflects favorably given the significant level of competition among larger national and regional institutions in the AA while having less than 1.0 percent of the total market share.

**Table 12**

Distribution of 2023 Small Business Lending by Income Level of Geography Assessment Area: DFW Metropolitan					
Geographic Income Level	Bank Loans				Total Businesses (%)
	#	#%	\$(000)	%	
<b>Low</b>	0	0.0	0	0.0	3.3
<b>Moderate</b>	15	34.9	2,462	21.7	19.7
<b>Middle</b>	17	39.5	4,990	44.0	31.5
<b>Upper</b>	11	25.6	3,880	34.2	44.9
<b>Unknown</b>	0	0.0	0	0.0	0.6
<b>Total</b>	43	100.0	11,332	100.0	100.0

Source: 2023 FFIEC Census Data  
2023 Dun & Bradstreet Data  
2016 – 2020 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 Revenue Sizes

Ciera's lending has a reasonable distribution among individuals of different income levels and businesses of different revenue sizes.

### Residential Real Estate (HMDA) Lending

The borrower distribution of HMDA lending to borrowers of different income levels is reasonable when compared to demographic characteristics as well as the performance of aggregate lenders. As illustrated on Table 13, the bank originated a limited number of HMDA loans during the review period; however, the percentage of HMDA loans extended to LMI borrowers exceeds the performance of aggregate lenders. Overall, the bank's level of lending among LMI borrowers within the AA reflects favorably on Ciera's responsiveness to the credit needs of the community it operates. This is especially notable given the overall low loan demand and rising housing pricing in the AA.

**Table 13**

Distribution of 2023 Home Mortgage Lending by Borrower Income Level Assessment Area: DFW Metropolitan							
Borrower Income Level	Bank and Aggregate Loans						Families by Family Income %
	Bank		Agg	Bank		Agg	
	#	#%	#%	\$(000)	\$%	\$%	
Low	1	9.1	2.2	50	1.9	0.9	19.0
Moderate	2	18.2	11.8	185	7.0	7.5	16.9
Middle	0	0.0	20.8	0	0.0	17.1	19.9
Upper	6	54.5	41.2	1,180	44.8	50.3	44.2
Unknown	2	18.2	24.0	1,218	46.3	24.2	0.0
Total	11	100.0	100.0	2,633	100.0	100.0	100.0
Source: 2023 FFIEC Census Data 2016 – 2020 U.S. Census Bureau: American Community Survey Note: Percentages may not total 100.0 percent due to rounding. Multifamily loans are not included in the borrower distribution analysis.							

### Small Business Lending

The distribution of small business lending among businesses of different revenue sizes is reasonable. As shown in Table 14, 93.5 percent of businesses within the AA reported revenues of \$1 million or less. During the review period, aggregate lending reflected 53.4 percent of reported small business loans in the AA were originated to businesses with annual revenues of \$1 million or less, which is comparable to Ciera's performance. While Ciera did not report CRA small business loan data and its performance is not directly compared to the performance of aggregate lenders, this data point provides context about loan demand. Despite a high level of competition for small business loans in the AA, the bank extended the majority of its loans to businesses with annual revenues of \$1 million or less during the review period.

**Table 14**

Distribution of 2023 Small Business Lending by Revenue Size of Businesses					
Assessment Area: DFW Metropolitan					
	Bank Loans				Total Businesses %
	#	#%	\$(000)	\$%	
By Revenue					
\$1 Million or Less	24	55.8	7,526	66.4	93.5
Over \$1 Million	18	41.9	3,461	30.5	5.3
Revenue Unknown	1	2.3	345	3.0	1.1
Total	43	100.0	11,332	100.0	100.0
By Loan Size					
\$100,000 or Less	16	37.2	634	5.6	
\$100,001 - \$250,000	11	25.6	1,950	17.2	
\$250,001 - \$1 Million	16	37.2	8,748	77.2	
Total	43	100.0	11,332	100.0	
By Loan Size and Revenue \$1 Million or Less					
\$100,000 or Less	5	20.8	196	2.6	
\$100,001 - \$250,000	8	33.3	1,420	18.9	
\$250,001 - \$1 Million	11	45.8	5,910	78.5	
Total	24	100.0	7,526	100.0	
Source: 2023 FFIEC Census Data 2023 Dun & Bradstreet Data 2016 – 2020 U.S. Census Bureau: American Community Survey					
Note: Percentages may not total 100.0 percent due to rounding.					

## COMMUNITY DEVELOPMENT TEST

The bank's CD performance demonstrates excellent responsiveness to the needs of the AA. During the COVID-19 pandemic, many businesses were impacted by the stay-at-home orders and needed additional capital to pay employees and stay in business. As a response to the need, Ciera participated in the SBA's PPP loan program to support local businesses during this challenging time. While the substantial majority of CD loans were PPP loans to small businesses, the bank extended a loan to support affordable housing in the AA, which was identified as a need by the community contacts. The number volume and dollar amount of CD activity, particularly CD loans, declined since the prior evaluation. The decline is primarily attributed to the cessation of the SBA's PPP in May 2021. This evaluation includes a portion of the PPP loans in response to the COVID-19 pandemic that were not included in the prior evaluation.

While the investments overall declined, the number and dollar amount of donations increased since the prior evaluation. Donations were extended to a variety of organizations providing community services to the local LMI population. Additionally, the number of CD services increased by 29.1 percent. Employees served on boards of directors of various organizations, providing technical assistance to support initiatives and programs serving the LMI populations in the AA. Initiatives and programs include providing financial education to individuals and small business owners.

Notably, the bank extended 133 CD loans totaling \$10.6 million to small businesses in the DFW Metroplex that were in close proximity to, but outside of the delineated AA. Given that a bank of this size and footprint is unable to serve the entire DFW MSA, the PPP lending in the surrounding areas demonstrates a responsiveness to the CD credits needs of the area and surrounding communities of their AA.



**Table 15**

Community Development Activity Assessment Area: DFW Metropolitan									
Community Development Purpose	Community Development Loans		Qualified Investments						Community Development Services
			Investments		Donations		Total Investments		
	#	\$(000)	#	\$(000)	#	\$(000)	#	\$(000)	#
Affordable Housing	1	686	0	0	0	0	0	0	0
Community Services	0	0	10	0	6	8	16	8	17
Economic Development	1	189	0	0	0	0	0	0	3
Revitalization and Stabilization	146	11,028	0	0	1	1	1	1	0
Totals	148	11,903	10	0	7	9	17	9	20

**GRAHAM NONMETROPOLITAN ASSESSMENT AREA**  
(Limited-Scope Review)

**DESCRIPTION OF THE INSTITUTION'S OPERATIONS IN THE GRAHAM NONMETROPOLITAN ASSESSMENT AREA**

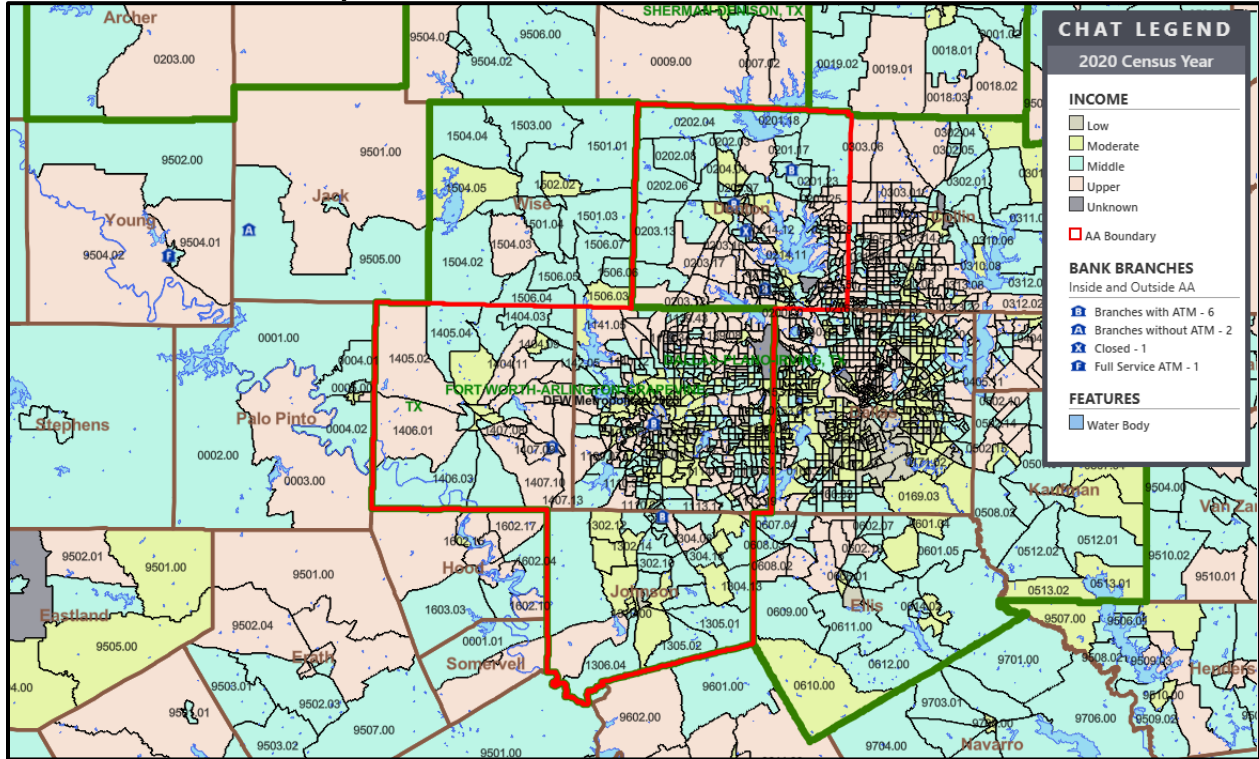
- The AA is comprised of the entirety of Jack and Young counties in Texas.
- As of April 28, 2025, the bank operated two branches in the AA, representing 25.0 percent of its total branches.
- As of June 30, 2024, Ciera had \$286.2 million in deposits in this AA, representing 33.0 percent of the bank's total deposits.
- According to the FDIC's Deposit Market Share Report as of June 30, 2024, the bank had a market share of 27.2 percent, ranking first of eight FDIC-insured institutions in the AA.
- The total population of the AA based on 2020 ACS data was 26,339, representing 0.09 percent of the state's population.
- According to ACS data, the AA consists of eight census tracts: five middle-income and three upper-income census tracts.
- The AA includes 7,720 families, of which 20.1 percent are low-, 14.4 percent are moderate-, 21.0 percent are middle-, and 44.4 percent are upper-income. Approximately 10.4 percent of AA families live below the poverty level.
- In 2023, 124 HMDA-reporting institutions originated or purchased 374 HMDA-reportable loans in the AA. The bank ranked fifth, after originating 12 home mortgage loans, representing 3.2 percent of total reportable loans in the AA.

**CONCLUSIONS WITH RESPECT TO PERFORMANCE TESTS IN THE GRAHAM NONMETROPOLITAN ASSESSMENT AREA**

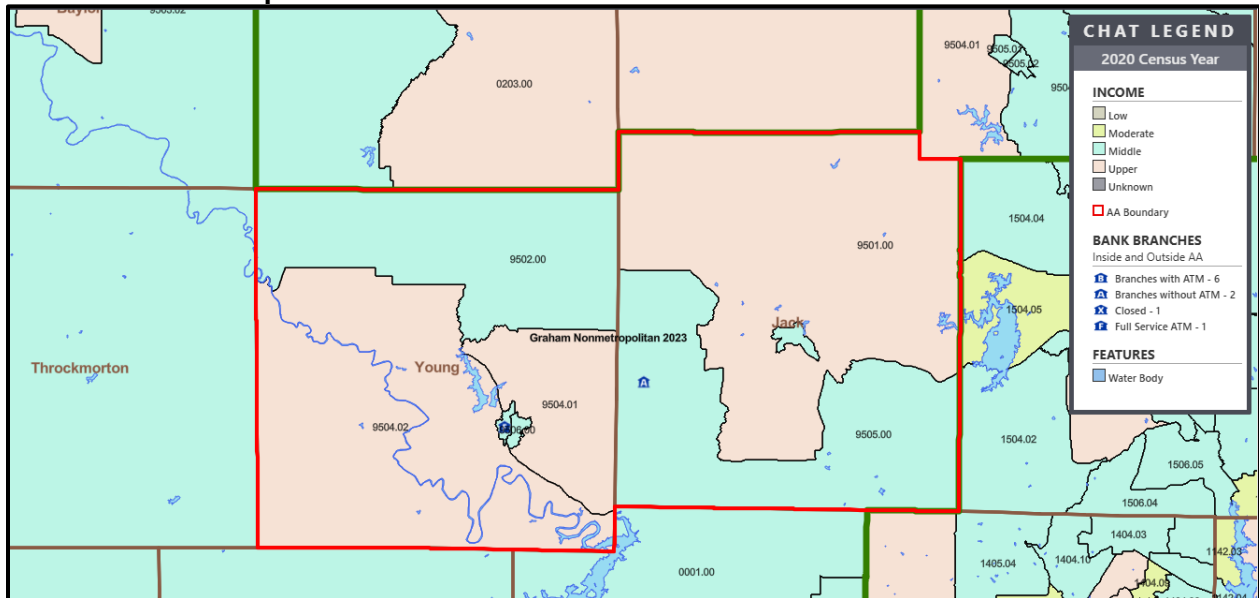
While Ciera's lending performance in the AA is consistent with the bank's overall lending performance, the institution's CD performance is below. However, it does not change the rating for the institution.

## APPENDIX A – MAPS OF THE ASSESSMENT AREAS

### Dallas-Fort Worth Metropolitan Assessment Area



### Graham Nonmetropolitan Assessment Area



## APPENDIX B – DEMOGRAPHIC INFORMATION

Table B-1

2023 Combined Demographics Assessment Area: Graham Nonmetropolitan								
Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low	0	0.0	0	0.0	0	0.0	1,461	20.1
Moderate	0	0.0	0	0.0	0	0.0	1,048	14.4
Middle	5	62.5	5,017	69.0	665	13.3	1,530	21.0
Upper	3	37.5	2,253	31.0	88	3.9	3,231	44.4
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
<b>Total AA</b>	<b>8</b>	<b>100.0</b>	<b>7,270</b>	<b>100.0</b>	<b>753</b>	<b>10.4</b>	<b>7,270</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	8,992	5,347	66.8	59.5	2,279	25.3	1,366	15.2
Upper	3,915	2,655	33.2	67.8	379	9.7	881	22.5
Unknown	0	0	0.0	0.0	0	0.0	0	0.0
<b>Total AA</b>	<b>12,907</b>	<b>8,002</b>	<b>100.0</b>	<b>62.0</b>	<b>2,658</b>	<b>20.6</b>	<b>2,247</b>	<b>17.4</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	1,002	70.2	910	70.1	74	71.2	18	72.0
Upper	426	29.8	389	29.9	30	28.8	7	28.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
<b>Total AA</b>	<b>1,428</b>	<b>100.0</b>	<b>1,299</b>	<b>100.0</b>	<b>104</b>	<b>100.0</b>	<b>25</b>	<b>100.0</b>
<b>Percentage of Total Businesses:</b>				<b>91.0</b>		<b>5.3</b>		<b>1.8</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	62	59.0	62	59.0	0	0.0	0	0.0
Upper	43	41.0	43	41.0	0	0.0	0	0.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
<b>Total AA</b>	<b>105</b>	<b>100.0</b>	<b>105</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: 2023 FFIEC Census Data 2023 Dun & Bradstreet Data 2016 – 2020 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 C-1**

Distribution of 2023 Home Mortgage Lending by Income Level of Geography Assessment Area: Graham Nonmetropolitan							
Geographic Income Level	Bank and Aggregate Loans						Owner Occupied Units %
	Bank		Agg	Bank		Agg	
	#	#%	#%	\$(000)	\$%	\$%	
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	7	58.3	77.3	1,542	85.5	71.5	66.8
Upper	5	41.7	22.7	261	14.5	28.5	33.2
Unknown	0	0.0	0.0	0	0.0	0.0	0.0
<b>Total</b>	<b>12</b>	<b>100.0</b>	<b>100.0</b>	<b>1,803</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

Source: 2023 FFIEC Census Data  
2016 – 2020 U.S. Census Bureau: American Community Survey  
Note: Percentages may not total 100.0 percent due to rounding.

**Table C-2**

Distribution of 2023 Small Business Lending by Income Level of Geography Assessment Area: Graham 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	6	100.0	833	100.0	70.2
Upper	0	0.0	0	0.0	29.8
Unknown	0	0.0	0	0.0	0.0
<b>Total</b>	<b>6</b>	<b>100.0</b>	<b>833</b>	<b>100.0</b>	<b>100.0</b>

Source: 2023 FFIEC Census Data  
2023 Dun & Bradstreet Data  
2016 – 2020 U.S. Census Bureau: American Community Survey  
Note: Percentages may not total 100.0 percent due to rounding.

**Table C-3**

Distribution of 2023 Home Mortgage Lending by Borrower Income Level Assessment Area: Graham Nonmetropolitan							
Borrower Income Level	Bank and Aggregate Loans						Families by Family Income %
	Bank		Agg	Bank		Agg	
	#	#%	#%	\$(000)	\$%	\$%	
Low	0	0.0	2.2	0	0.0	1.5	20.1
Moderate	0	0.0	14.4	0	0.0	8.1	14.4
Middle	5	41.7	18.2	283	15.7	11.1	21.0
Upper	6	50.0	47.2	1,467	81.4	60.8	44.4
Unknown	1	8.3	18.0	53	2.9	18.5	0.0
<b>Total</b>	<b>12</b>	<b>100.0</b>	<b>100.0</b>	<b>1,803</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

Source: 2023 FFIEC Census Data  
2016 – 2020 U.S. Census Bureau: American Community Survey  
Note: Percentages may not total 100.0 percent due to rounding.  
Multifamily loans are not included in the borrower distribution analysis.

**Table C-4**

Distribution of 2023 Small Business Lending by Revenue Size of Businesses					
Assessment Area: Graham Nonmetropolitan					
	Bank Loans				Total Businesses %
	#	#%	\$(000)	%	
By Revenue					
\$1 Million or Less	4	66.7	697	83.8	91.0
Over \$1 Million	2	33.3	136	16.2	7.3
Revenue Unknown	0	0.0	0	0.0	1.8
Total	6	100.0	833	100.0	100.0
By Loan Size					
\$100,000 or Less	4	66.7	185	22.2	
\$100,001 - \$250,000	0	0.0	0	0.0	
\$250,001 - \$1 Million	2	33.3	648	77.8	
Total	6	100.0	833	100.0	
By Loan Size and Revenue \$1 Million or Less					
\$100,000 or Less	2	50.0	49	7.0	
\$100,001 - \$250,000	0	0.0	0	0.0	
\$250,001 - \$1 Million	2	50.0	648	93.0	
Total	4	100.0	697	100.0	
Source: 2023 FFIEC Census Data 2023 Dun & Bradstreet Data 2016 – 2020 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 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.