



PUBLIC DISCLOSURE

June 24, 2024

COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION

First State Bank Nebraska
RSSD# 499453

2701 Grainger Parkway
Lincoln, Nebraska 68516

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

This institution is rated: **Satisfactory.**
The Lending Test is rated: **Satisfactory.**
The Community Development Test is rated: **Satisfactory.**

First State Bank Nebraska (the bank) is rated **Satisfactory**. This rating is based on the following conclusions with respect to the performance criteria under the Lending and Community Development Tests:

- The bank's net loan-to-deposit ratio (NLTD) is reasonable given the bank's size, financial condition, and assessment areas (AAs) credit needs.
- A majority of the bank's loans are originated inside the AAs.
- A reasonable distribution of loans occurs throughout the bank's AAs.
- Lending reflects a reasonable distribution among individuals of different income levels, including low- and moderate-income (LMI), and businesses and farms 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.
- Community development (CD) activity reflects adequate responsiveness to CD needs of its AAs.

SCOPE OF EXAMINATION

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 AA demographic and economic characteristics, and credit needs. Performance was assessed within the bank's three AAs, the Omaha Metropolitan AA, Lincoln Metropolitan AA, and the Southeast Nebraska AA, using a full-scope review. Examiners reviewed the following data:

- The bank's 12-quarter average NLTD ratio;
- The universe of 430 home mortgage loans reported on the bank's 2022 and 2023 HMDA Loan/Application Registers (LARs);
- A statistical sample of 119 small business loans from a universe of 290 loans originated between January 1, 2023, and December 31, 2023;
- A statistical sample of 138 small farm loans from a universe of 429 loans originated between January 1, 2023, and December 31, 2023; and,
- CD loans, qualified investments, and CD services from January 1, 2021-December 31, 2023.

In determining the institution's overall CRA rating, more weight was placed on the bank's performance within the Lincoln Metropolitan AA and Southeast Nebraska AA, as they maintain a higher percentage of total loan originations and deposits. Specific to the lending analysis, more emphasis was placed on small business and small farm loans due to the bank's strategic focus on these products. In addition, more consideration was given to the volume of loan originations than the dollar amount, as this is more representative of the number of individuals or entities served.

Aggregate lending data for 2022 and 2023 was referenced for additional perspective to gauge home mortgage demand within the bank's AAs for the bank's HMDA lending performance. While not a direct comparison of performance, as the bank is not a CRA reporter, CRA aggregate data for the evaluation of small business and small farm lending for the most recent three years available (2020, 2021, and 2022) was also averaged and referenced for additional perspective to gauge credit demand within the bank's AAs.

DESCRIPTION OF INSTITUTION

First State Bank Nebraska is a community bank headquartered in Lincoln, Nebraska. The bank's characteristics include:

- The bank is a wholly owned subsidiary of First State Holding Company, a one-bank holding company.
- The bank has total assets of \$993.2 million as of December 31, 2023.
- In addition to its main office and branches in Lincoln, the bank has 14 branches located in Hallam, Hickman, Waverly, Nehawka, Plattsmouth, Yutan, Beatrice, Filley, Pickrell, Dewit, Dorchester, Western, and Wilber, Nebraska; and two Loan Production Offices (LPOs) located in Firth and Cortland. The Cortland location was converted from a branch to an LPO since the prior evaluation.
- The bank has full-service automated teller machines (ATMs) at each of its branches, except for the Nehawka, Dewitt, and Dorchester branches which have cash dispensing-only ATMs and the Plattsmouth branch and Lincoln Mobile Branch which do not have ATMs. In addition, the bank has deposit taking ATMs at each of the two LPOs, as well as one standalone full-service ATM in Plattsmouth and one standalone cash dispensing-only ATM in Hickman.
- As shown in Table 1, the bank's primary business focus is agricultural and commercial lending, and to a lesser extent, residential real estate lending.

Table 1

Composition of Loan Portfolio as of December 31, 2023		
Loan Type	\$(000)	%
Construction and Land Development	24,098	3.2
Farmland	247,280	33.0
1- to 4-Family Residential Real Estate	115,149	15.4
Multifamily Residential Real Estate	27,358	3.7
Nonfarm Nonresidential Real Estate	163,779	21.9
Agricultural	35,312	4.7
Commercial and Industrial	104,133	13.9
Consumer	10,986	1.5
Other	20,157	2.7
Gross Loans	748,252	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 May 24, 2021, 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.

CONCLUSIONS WITH RESPECT TO PERFORMANCE CRITERIA¹

LENDING TEST

This performance evaluation first discusses the bank's overall performance, followed by an in-depth evaluation of performance in the Lincoln Metropolitan, Omaha Metropolitan, and the Southeast Nebraska AAs.

The bank's overall lending test performance is Satisfactory. The bank's performance in the Lincoln Metropolitan, Omaha Metropolitan, and the Southeast Nebraska AAs were considered reasonable.

Net Loan-to-Deposit Ratio

This performance criterion evaluates the bank's average NLTD ratio to determine the reasonableness of lending considering performance context, such as the bank's capacity to lend, the availability of lending opportunities, the demographic and economic factors present in the AAs, and in comparison to similarly situated FDIC-insured institutions. The similarly situated institutions were selected based on asset size, product offerings, market share, and areas where they are located. The bank's NLTD ratio of 82.6 percent is

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.

reasonable, with performance above four and below one of the five similarly situated institutions with NLTD ratios ranging from 58.0 percent to 87.7 percent.

Table 2

Comparative NLTD Ratios March 31, 2021 – December 31, 2023			
Institution	Location	Asset Size \$(000)	NLTD Ratio (%)
			12 Quarter Average
First State Bank Nebraska	Lincoln, NE	993,182	82.6
Similarly Situated Institutions			
Nebraska Bank	Dodge, NE	432,628	87.7
First Northeast Bank	Lyons, NE	440,033	58.0
Jones Bank	Seward, NE	440,198	58.5
First Nebraska Bank	Valley, NE	357,386	63.7
Midwest Bank	Pierce, NE	1,070,453	77.8

Assessment Area Concentration

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

Table 3

Lending Inside and Outside the Assessment Areas								
Loan Type	Inside				Outside			
	#	#%	\$(000)	\$%	#	#%	\$(000)	\$%
Home Improvement	30	100	\$2,486	100	0	0	\$0	0
Home Purchase - Conventional	180	81.8	\$39,352	68.3	40	18.2	\$18,250	31.7
Home Purchase - FHA	1	100	\$185	100	0	0	\$0	0
Multi-Family Housing	14	77.8	\$3,860	34.1	4	22.2	\$7,475	65.9
Other Purpose Closed-End	23	85.2	\$1,713	92.3	4	14.8	\$142	7.7
Refinancing	122	91	\$19,862	86.3	12	9	\$3,152	13.7
Total HMDA related	370	86	\$67,458	69.9	60	14	\$29,019	30.1
Small Business	108	90.8	\$13,089	84.1	11	9.2	\$2,475	15.9
Small Farm	124	89.9	\$18,356	89	14	10.1	\$2,261	11
TOTAL LOANS	602	87.6	\$98,903	74.6	85	12.4	\$33,755	25.4
<i>Note: Percentages may not total 100.0 percent due to rounding.</i>								

Geographic Distribution of Loans

This performance criterion evaluates the bank's distribution of lending within its AAs by income level of census tracts with consideration given to the dispersion of loans throughout the AAs. The bank's overall geographic distribution of loans reflects reasonable distribution among the different census tracts and dispersion throughout the AAs.

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

This performance criterion evaluates the bank's lending to borrowers of different income levels and businesses and farms of different revenue sizes. The bank's lending has an overall reasonable distribution among individuals of different income levels and businesses and farms of different sizes. The bank's lending reflects reasonable penetration in the Omaha Metropolitan AA and the Southeast Nebraska AA, while the bank's performance was excellent in the Lincoln Metropolitan AA.

COMMUNITY DEVELOPMENT TEST

The CD test evaluates the bank's responsiveness to CD needs of its AAs through CD loans, qualified investments, and CD services, considering the bank's capacity and the need and availability of such opportunities in the bank's AAs. The bank's overall CD test performance is Satisfactory and demonstrates adequate responsiveness. The CD test ratings for the Lincoln Metropolitan AA, Omaha Metropolitan AA, and Southeast Nebraska AA were consistent with the overall CD performance rating.

Additionally, based on the bank adequately meeting the CD needs of its AAs, consideration also was given to CD activities that took place outside the bank's delineated AAs within the broader regional/national area.

Table 4

Community Development Activity - All									
Community Development Purpose	Community Development Loans		Qualified Investments						Community Development Services
			Investments		Donations		Total Investments		
	#	\$(000)	#	\$(000)	#	\$(000)	#	\$(000)	#
Affordable Housing	-	-	-	-	-	-	-	-	-
Community Services	-	-	2	1,079	40	30	42	1,109	32
Economic Development	4	5,288	-	-	-	-	-	-	5
Revitalization and Stabilization	15	620	3	860	2	1	5	861	-
Outside Activities	24	15,171	2	355	-	-	2	355	-
Totals	43	21,079	7	2,294	42	31	49	2,325	37

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.

**LINCOLN METROPOLITAN ASSESSMENT AREA
METROPOLITAN AREA
(Full-Scope Review)**

DESCRIPTION OF THE INSTITUTION'S OPERATIONS IN THE LINCOLN METROPOLITAN AA

The bank's Lincoln Metropolitan AA is comprised of Lancaster County in its entirety, which is one of two counties that make up the Lincoln Nebraska Metropolitan Statistical Area (MSA). Refer to Appendix A for an AA map and Appendix B for additional demographic data.

- The AA is comprised of 6 low-, 17 moderate-, 26 middle-, 27 upper-, and 5 unknown-income census tracts. Since the prior CRA evaluation the total number of census tracts has decreased from 81 to 74 with the prior composition having 5 low-, 21 moderate-, 21 middle-, 22 upper-, and 5 unknown-income census tracts.
- The bank operates 6 of its 17 banking offices, including its main branch, in the AA, with offices located in Lincoln, Hallam, Hickman, and Waverly, Nebraska. The bank also has an LPO in Firth, Nebraska.
- Full-service ATMs are located at all branches, except for the bank's mobile branch in Lincoln. In addition, the bank operates one full-service ATM at the LPO and a standalone cash-only ATM in Hickman.
- According to the June 30, 2023, FDIC Deposit Market Share Report, the bank had a 3.1 percent market share, ranking 7th out of 29 FDIC-insured depository institutions operating with the AA.
- One interview was conducted with a community member within the AA to ascertain the credit needs of the communities, the responsiveness of the area banks in meeting those credit needs, and the local economic conditions. The community member represents an organization focused on affordable housing.

Table 5

Population Change Assessment Area: Lincoln Metropolitan			
Area	2015 Population	2020 Population	Percent Change
Lincoln Metropolitan	298,080	322,608	8.2
Lincoln, NE MSA	315,078	340,217	8.0
Nebraska	1,869,365	1,961,504	4.9
<i>Source: 2020 U.S. Census Bureau Decennial Census 2011-2015 U.S. Census Bureau: American Community Survey</i>			

- Lancaster County is the second most populous county in Nebraska with 16.4 percent of the total residents of the state.

- A majority of the AA population, approximately 90.2 percent, is concentrated in the city of Lincoln.
- Individuals aged 25 to 64 years old account for 47.4 percent of the AA's population, which is similar to the statewide average of 48.8 percent. However, the AA has a younger population of individuals aged 18 to 24 years old composing 14.7 percent of the AA's population, which is higher than the state of Nebraska at 9.6 percent. These numbers are reflective of the city of Lincoln being home to the University of Nebraska-Lincoln, as well as a few other smaller universities and colleges.

Table 6

Median Family Income Change Assessment Area: Lincoln Metropolitan			
Area	2015 Median Family Income	2020 Median Family Income	Percent Change
Lincoln Metropolitan	76,497	81,988	7.2
Lincoln, NE MSA	76,699	82,381	7.4
Nebraska	73,448	80,125	9.1
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.			

- Median family income (MFI) in the AA reflected growth from 2015 to 2020, although it was slightly below the state of Nebraska.
- Based on 2020 ACS data, the portion of AA families living below the poverty level, at 6.8 percent, was also comparable to the state of Nebraska figure of 6.6 percent.

Table 7

Housing Cost Burden Assessment Area: Lincoln Metropolitan						
Area	Cost Burden – Renters			Cost Burden – Owners		
	Low Income	Moderate Income	All Renters	Low Income	Moderate Income	All Owners
Lincoln Metropolitan	78.4	25.5	40.0	61.6	30.0	14.9
Lincoln, NE MSA	77.7	25.3	39.8	61.6	29.1	14.7
Nebraska	71.4	24.2	36.2	60.6	26.7	15.9
Cost Burden is housing cost that equals 30 percent or more of household income.						
Source: U.S. Department of Housing and Urban Development (HUD), 2016-2020 Comprehensive Housing Affordability Strategy						

- The housing cost burden for moderate-income renters in the AA and state of Nebraska was a fraction of the respective figures for low-income renters.
- The median housing value in the AA of \$190,017 was above the state of Nebraska figure of \$164,000.
- A community member noted limited housing stock and a lack of affordable housing in the area.

Table 8

Unemployment Rates					
Assessment Area: Lincoln Metropolitan					
Area	2018	2019	2020	2021	2022
Lincoln Metropolitan	2.6	2.8	4.3	2.6	2.2
Lincoln, NE MSA	2.6	2.8	4.3	2.6	2.2
Nebraska	2.9	3.1	4.3	2.7	2.3
<i>Source: Bureau of Labor Statistics: Local Area Unemployment Statistics</i>					

- The 2022 unemployment figures in the AA and state of Nebraska have trended downward and are slightly below levels noted in 2019, immediately prior to the onset of the Coronavirus Disease 2019 pandemic (pandemic) in early 2020.
- The largest employment sectors in the AA include health care, educational services, retail trade, and manufacturing.

CONCLUSIONS WITH RESPECT TO PERFORMANCE TESTS IN THE LINCOLN METROPOLITAN AA

LENDING TEST

The bank's performance in the Lincoln Metropolitan AA is reasonable. Overall, the bank's geographic distribution of loans among census tracts with different revenue sizes is reasonable, while the borrower distribution of loans among individuals of different income levels, businesses of different sizes, and farms of different sizes is excellent.

Geographic Distribution of Loans

The bank's geographic distribution of loans reflects reasonable distribution among the different census tracts and dispersion throughout the AA. The bank's HMDA origination volume within the AA is too low to conduct a meaningful analysis of the individual loan product categories; thus, the product categories were combined and analyzed at the total HMDA level.

Home Mortgage Lending

The geographic distribution of home mortgage lending is reasonable. The distribution of 2023 home mortgage loans among low-income census tracts was above aggregate lending data by dollar volume and the percentage of owner occupied units by income level of geography (demographic). Conversely, the distribution of home mortgage loans among moderate-income census tracts was below aggregate lending data by number and the demographic figure, though comparable to aggregate lending by dollar volume.

The geographic distribution of home mortgage loans in 2022 reflected penetration levels consistent with 2023 lending patterns.

Furthermore, an evaluation of the dispersion of home mortgage loans did not identify any conspicuous gaps or lapses within the AA.

Table 9

Distribution of 2022 and 2023 Home Mortgage Lending By Income Level of Geography											
Assessment Area: Lincoln Metropolitan											
Geographic Income Level	Bank And Aggregate Loans By Year										Owner Occupied Units %
	2022						2023*				
	Bank		Agg	Bank		Agg	Bank				
	#	%	%	\$(000)	%	%	#	%	\$(000)	%	
Home Purchase Loans											
Low	0	0.0	3.1	0	0.0	1.9	0	0.0	0	0.0	2.3
Moderate	5	10.2	15.4	836	5.7	10.4	1	6.3	186	4.9	15.6
Middle	14	28.6	38.5	2,973	20.4	32.3	7	43.8	1,393	36.7	41.2
Upper	29	59.2	42.8	10,713	73.6	55.1	8	50.0	2,216	58.4	40.7
Unknown	1	2.0	0.3	37	0.3	0.3	0	0.0	0	0.0	0.1
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0	0.0	
Total	49	100.0	100.0	14,559	100.0	100.0	16	100.0	3,795	100.0	100.0
Refinance Loans											
Low	1	3.6	2.9	58	1.1	2.0	0	0.0	0	0.0	2.3
Moderate	8	28.6	16.2	1,407	27.5	11.3	0	0.0	0	0.0	15.6
Middle	8	28.6	40.9	1,622	31.7	34.9	2	50.0	258	30.7	41.2
Upper	10	35.7	39.9	1,775	34.6	51.6	2	50.0	583	69.3	40.7
Unknown	1	3.6	0.1	262	5.1	0.1	0	0.0	0	0.0	0.1
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0	0.0	
Total	28	100.0	100.0	5,124	100.0	100.0	4	100.0	841	100.0	100.0
Home Improvement Loans											
Low	0	0.0	1.9	0	0.0	0.9	0	0.0	0	0.0	2.3
Moderate	3	37.5	13.2	68	13.1	9.3	0	0.0	0	0.0	15.6
Middle	3	37.5	40.0	112	21.5	32.8	2	40.0	61	31.1	41.2
Upper	2	25.0	44.9	341	65.5	56.9	3	60.0	135	68.9	40.7
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0	0.0	0.1
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0	0.0	
Total	8	100.0	100.0	521	100.0	100.0	5	100.0	196	100.0	100.0
Multifamily Loans											Multi-family Units %
Low	0	0.0	36.8	0	0.0	16.4	3	50.0	1,085	50.5	19.5
Moderate	1	100.0	29.6	112	100.0	19.1	2	33.3	796	37.1	30.1
Middle	0	0.0	22.4	0	0.0	22.8	0	0.0	0	0.0	25.0
Upper	0	0.0	10.5	0	0.0	41.6	0	0.0	0	0.0	23.2
Unknown	0	0.0	0.7	0	0.0	0.1	1	16.7	267	12.4	2.2
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0	0.0	
Total	1	100.0	100.0	112	100.0	100.0	6	100.0	2,148	100.0	100.0
Total Home Mortgage Loans											Owner Occupied Units %
Low	1	1.1	3.4	58	0.3	3.6	3	8.8	1,085	15.3	2.3
Moderate	19	20.9	15.5	2,455	12.0	11.6	3	8.8	982	13.9	15.6
Middle	26	28.6	39.2	4,726	23.1	31.6	11	32.4	1,712	24.2	41.2
Upper	43	47.3	41.7	12,960	63.2	53.0	16	47.1	3,031	42.8	40.7
Unknown	2	2.2	0.2	299	1.5	0.2	1	2.9	267	3.8	0.1
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0	0.0	
Total	91	100.0	100.0	20,498	100.0	100.0	34	100.0	7,077	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. *Aggregate data is not currently available.											
Due to limited volume in the Other Purpose LOC, Other Purpose Closed/Exempt, and Purpose Not Applicable product categories, these categories are not displayed individually but are included in the total HMDA section of the table.											

Small Business Lending

The geographic distribution of small business lending is poor. The bank did not originate any small business loans in the AA's low-income census tracts. Additionally, the bank's lending to moderate-income census tracts was below the percentage of total businesses by income level of geography (demographic) by number. Although the bank is not a CRA reporter, and therefore a direct comparison cannot be made, a review of aggregate lending data submitted by CRA reporters in the bank's AA was utilized as additional context in understanding the credit demand by income level of census tracts in the AA. The three-year average aggregate lending data showed similar lending patterns to the demographic figures.

Further, an evaluation of the bank's loan dispersion of small business loans among geographies of different income levels was conducted. There were some gaps or lapses in lending, but they were not considered to be significant and did not impact the overall conclusion. No small business loans were originated in the northwestern section of the AA, however this was considered reasonable given the limited number of businesses in that portion of the AA, as well as the nearest bank branch being eight miles to the east. In addition, there is no lending in the low-income census tracts within and immediately adjacent to the local university campuses. These census tracts are comprised of higher education facilities and residential complexes and would have limited small business lending opportunity.

Table 10

Distribution of 2023 Small Business Lending By Income Level of Geography					
Assessment Area: Lincoln Metropolitan					
Geographic Income Level	Bank Loans				Total
	#	#%	\$(000)	\$%	Businesses %
Low	0	0.0	0	0.0	4.8
Moderate	4	9.3	250	4.3	18.7
Middle	12	27.9	2,817	48.7	34.2
Upper	27	62.8	2,720	47.0	39.7
Unknown	0	0.0	0	0.0	2.7
Tract-Unk	0	0.0	0	0.0	
Total	43	100.0	5,787	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.					

Small Farm Lending

The geographic distribution of small farm lending is reasonable. Although the bank did not make any loans in the AA's low-income census tracts, this is comparable to the percentage of total farms (demographic). Lending in moderate-income census tracts was below the demographic. The three-year average aggregate lending data showed only 3.1 percent of small farms loans by number were originated in moderate-income census tracts, illustrating a low level of demand for small farm loans in moderate-income census tracts and supporting a reasonable conclusion.

Further, an evaluation of the bank's loan dispersion of small farm loans among geographies of different income levels was conducted. There were some gaps or lapses in lending, but they were not considered to be significant and did not impact the overall conclusion. No small farm loans were originated in the low- and moderate-income census tracts, however this was considered reasonable given the limited lending opportunities in those areas.

Table 11

Distribution of 2023 Small Farm Lending By Income Level of Geography					
Assessment Area: Lincoln Metropolitan					
Geographic Income Level	Bank Loans				Total Farms %
	#	#%	\$(000)	\$%	
Low	0	0.0	0	0.0	2.9
Moderate	0	0.0	0	0.0	5.2
Middle	11	33.3	1,723	34.2	28.8
Upper	22	66.7	3,309	65.7	63.1
Unknown	0	0.0	0	0.0	0.0
Tract-Unk	0	0.0	0	0.0	
Total	33	100.0	5,033	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 and Farms of Different Sizes

The bank's lending has an excellent distribution among individuals of different income levels and businesses and farms of different sizes. The bank's HMDA origination volume within the AA is too low to conduct a meaningful analysis of the individual loan product categories; thus, the product categories were combined and analyzed at the total HMDA level.

Home Mortgage Lending

The borrower distribution of home mortgage lending is reasonable. The bank's lending to low-income borrowers in 2023 was comparable to aggregate lending data by number and above aggregate lending dollar by dollar but was below the percentage of families by income level (demographic) percentage. Lending to moderate-income borrowers was comparable to aggregate data by number and the demographic percentage, while above the aggregate data by dollar.

The borrower distribution of 2022 home mortgage lending was consistent with 2023 lending patterns. A local community member noted that home prices have significantly risen, which has made entering the housing market challenging for low-income individuals, which is reflected in the bank's lending data. In addition, the bank faces a significant amount of competition in the AA.

Table 12

Distribution of 2022 and 2023 Home Mortgage Lending By Borrower Income Level											
Assessment Area: Lincoln Metropolitan											
Borrower Income Level	Bank And Aggregate Loans By Year										Families by Family Income %
	2022						2023*				
	Bank		Agg	Bank		Agg	Bank				
	#	#%	#%	\$(000)	%	%	#	#%	\$(000)	%	
Home Purchase Loans											
Low	3	6.1	6.8	396	2.7	3.8	2	12.5	346	9.1	19.3
Moderate	7	14.3	19.8	1,318	9.1	14.8	6	37.5	1,328	35.0	18.7
Middle	12	24.5	22.2	2,526	17.4	21.2	0	0.0	0	0.0	22.2
Upper	22	44.9	30.5	9,402	64.6	40.5	5	31.3	1,583	41.7	39.8
Unknown	5	10.2	20.6	917	6.3	19.7	3	18.8	538	14.2	0.0
Total	49	100.0	100.0	14,559	100.0	100.0	16	100.0	3,795	100.0	100.0
Refinance Loans											
Low	2	7.1	10.8	215	4.2	6.5	0	0.0	0	0.0	19.3
Moderate	3	10.7	21.5	366	7.1	17.0	1	25.0	151	18.0	18.7
Middle	3	10.7	24.3	380	7.4	22.4	0	0.0	0	0.0	22.2
Upper	6	21.4	28.2	1,290	25.2	37.3	3	75.0	690	82.0	39.8
Unknown	14	50.0	15.3	2,873	56.1	16.9	0	0.0	0	0.0	0.0
Total	28	100.0	100.0	5,124	100.0	100.0	4	100.0	841	100.0	100.0
Home Improvement Loans											
Low	0	0.0	6.1	0	0.0	3.7	0	0.0	0	0.0	19.3
Moderate	1	12.5	18.3	19	3.6	11.1	0	0.0	0	0.0	18.7
Middle	6	75.0	25.0	198	38.0	17.0	0	0.0	0	0.0	22.2
Upper	1	12.5	43.0	304	58.3	55.7	4	80.0	166	84.7	39.8
Unknown	0	0.0	7.7	0	0.0	12.6	1	20.0	30	15.3	0.0
Total	8	100.0	100.0	521	100.0	100.0	5	100.0	196	100.0	100.0
Total Home Mortgage Loans											
Low	7	7.8	7.9	655	3.2	4.4	2	7.1	346	7.0	19.3
Moderate	12	13.3	20.1	1,710	8.4	15.0	7	25.0	1,479	30.0	18.7
Middle	21	23.3	23.0	3,104	15.2	21.2	1	3.6	17	0.3	22.2
Upper	31	34.4	30.9	11,127	54.6	39.9	14	50.0	2,519	51.1	39.8
Unknown	19	21.1	18.2	3,790	18.6	19.5	4	14.3	568	11.5	0.0
Total	90	100.0	100.0	20,386	100.0	100.0	28	100.0	4,929	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. *Aggregate data is not currently available.											
Multifamily loans are not included in the borrower distribution analysis.											
Due to limited volume in the Other Purpose LOC, Other Purpose Closed/Exempt, and Purpose Not Applicable product categories, these categories are not displayed individually but are included in the total HMDA section of the table.											

Small Business Lending

The borrower distribution of small business lending is excellent. The bank's lending to businesses with revenues of \$1MM or less is comparable to the demographic figure. Aggregate lending data noted a lending distribution of 52.9 percent of loans by number and 31.0 percent of loans by dollar to small businesses, which supports the bank's excellent small business lending performance.

Table 13

Distribution of 2023 Small Business Lending By Revenue Size of Businesses					
Assessment Area: Lincoln Metropolitan					
	Bank Loans				Total
	#	#%	\$(000)	\$%	Businesses %
By Revenue					
\$1 Million or Less	34	79.1	3,514	60.7	90.4
Over \$1 Million	9	20.9	2,273	39.3	8.3
Revenue Unknown	0	0.0	0	0.0	1.2
Total	43	100.0	5,787	100.0	100.0
By Loan Size					
\$100,000 or Less	28	65.1	1,056	18.2	
\$100,001 - \$250,000	8	18.6	1,501	25.9	
\$250,001 - \$1 Million	7	16.3	3,230	55.8	
Total	43	100.0	5,787	100.0	
By Loan Size and Revenues \$1 Million or Less					
\$100,000 or Less	23	67.6	733	20.9	
\$100,001 - \$250,000	7	20.6	1,251	35.6	
\$250,001 - \$1 Million	4	11.8	1,530	43.5	
Total	34	100.0	3,514	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.					

Small Farm Lending

The borrower distribution of small farm lending is excellent. The bank's lending to farms with revenues of \$1MM or less is comparable to the demographic figure. Aggregate lending data noted a lending distribution of 71.2 percent of loans by number and 74.6 percent by dollar to small farms, which supports the bank's excellent small farm lending performance.

Table 14

Distribution of 2023 Small Farm Lending By Revenue Size of Farms					
Assessment Area: Lincoln Metropolitan					
	Bank Loans				Total Farms
	#	#%	\$(000)	%	
By Revenue					
\$1 Million or Less	32	97.0	4,983	99.0	98.3
Over \$1 Million	1	3.0	50	1.0	1.7
Revenue Unknown	0	0.0	0	0.0	0.0
Total	33	100.0	5,033	100.0	100.0
By Loan Size					
\$100,000 or Less	18	54.5	1,043	20.7	
\$100,001 - \$250,000	9	27.3	1,640	32.6	
\$250,001 - \$500,000	6	18.2	2,350	46.7	
Total	33	100.0	5,033	100.0	
By Loan Size and Revenues \$1 Million or Less					
\$100,000 or Less	17	53.1	993	19.9	
\$100,001 - \$250,000	9	28.1	1,640	32.9	
\$250,001 - \$500,000	6	18.8	2,350	47.2	
Total	32	100.0	4,983	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 adequate responsiveness to the CD needs in the AA. The 11 revitalization and stabilization loans were originated to area businesses and farms through the United States Small Business Administration's Paycheck Protection Program (PPP loans) in response to the pandemic. These loans served to help revitalize and stabilize LMI census tracts with the bank's AA.

Table 15

Community Development Activity Assessment Area: Lincoln Metropolitan									
Community Development Purpose	Community Developmen t Loans		Qualified Investments						Community Development Services
			Investments		Donations		Total Investments		
	#	\$(000)	#	\$(000)	#	\$(000)	#	\$(000)	#
Affordable Housing	-	-	-	-	-	-	-	-	-
Community Services	-	-	1	519	26	27	26	27	4
Economic Development	2	1,004	-	-	-	-	-	-	-
Revitalization and Stabilization	11	277	-	-	-	-	1	519	-
Totals	13	1,281	1	519	26	27	27	546	4

**OMAHA METROPOLITAN ASSESSMENT AREA
METROPOLITAN AREA
(Full-Scope Review)**

**DESCRIPTION OF THE INSTITUTION'S OPERATIONS IN THE OMAHA
METROPOLITAN AA**

The bank's AA consists of Cass County, Saunders County, Sarpy County, and Douglas County in their entirety, which are four of the eight counties that comprise the Omaha-Council Bluffs, Nebraska-Iowa MSA. Refer to Appendix A for an AA map and Appendix B for additional demographic data.

- The bank's delineated AA has changed since the prior examination. The bank added Sarpy County and Douglas County to the Omaha Metropolitan AA. The AA now consists of Cass, Saunders, Sarpy, and Douglas counties in their entirety.
- The AA is comprised of 221 census tracts, including 16 low-, 53 moderate-, 84 middle-, and 68 upper-income census tracts.
- The bank operates 4 of its 17 banking offices in the AA, with offices located in Nehawka, Plattsmouth, and Yutan. A full-service ATM is located at one of the Plattsmouth branches and the Yutan branch; a cash-only ATM is located at the Nehawka branch; and the second Plattsmouth branch location does not have an ATM. Additionally, the bank operates 1 full-service standalone ATM in Plattsmouth.
- According to the June 30, 2023, FDIC Deposit Market Share Report, the bank had a 0.4 percent market share, ranking 27th out of 60 FDIC-insured depository institutions operating with the AA.
- One previously conducted interview with a community member within the AA was referenced to ascertain the credit needs of the communities, the responsiveness of area banks in meeting those credit needs, and the local economic conditions. The community member represents an organization focused on economic development.

Table 16

Population Change			
Assessment Area: Omaha Metropolitan			
Area	2015 Population	2020 Population	Percent Change
Omaha Metropolitan	753,120	824,006	9.4
Cass County, NE	25,360	26,598	4.9
Douglas County, NE	537,655	584,526	8.7
Sarpy County, NE	169,192	190,604	12.7
Saunders County, NE	20,913	22,278	6.5
Omaha-Council Bluffs, NE-IA MSA	895,919	967,604	8.0
Nebraska	1,869,365	1,961,504	4.9
Source: 2020 U.S. Census Bureau Decennial Census 2011-2015 U.S. Census Bureau: American Community Survey			

- A majority of the AA residents, 59.0 percent, are concentrated in the city of Omaha.
- Douglas and Sarpy are the largest and third largest counties in Nebraska, while Cass and Saunders are ranked 12th and 14th, respectively.
- Individuals aged 25 to 64 years old account for 50.5 percent of the AA's population, which is slightly above the state of Nebraska at 48.8 percent.

Table 17

Median Family Income Change			
Assessment Area: Omaha Metropolitan			
Area	2015 Median Family Income	2020 Median Family Income	Percent Change
Omaha Metropolitan	81,679	88,264	8.1
Cass County, NE	84,927	87,091	2.5
Douglas County, NE	77,891	87,064	11.8
Sarpy County, NE	89,201	98,449	10.4
Saunders County, NE	79,875	86,836	8.7
Omaha-Council Bluffs, NE-IA MSA	80,449	87,733	9.1
Nebraska	73,448	80,125	9.1
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.			

- Median family income (MFI) in the AA reflected growth from 2015 to 2020, although it is slightly below the state of Nebraska.
- Based on 2020 ACS data, the portion of AA families living below the poverty level at 6.0 percent was comparable to the state of Nebraska at 6.6 percent.

Table 18

Housing Cost Burden Assessment Area: Omaha Metropolitan						
Area	Cost Burden – Renters			Cost Burden – Owners		
	Low Income	Moderate Income	All Renters	Low Income	Moderate Income	All Owners
Omaha Metropolitan	75.4	31.5	39.1	67.3	34.5	17.1
Cass County, NE	64.3	18.8	34.6	65.1	30.4	18.5
Douglas County, NE	75.7	31.8	40.6	67.6	34.3	17.8
Sarpy County, NE	77.3	34.0	34.4	69.1	37.8	14.8
Saunders County, NE	53.3	5.3	22.5	55.3	26.9	15.8
Omaha-Council Bluffs, NE-IA MSA	74.0	29.5	38.8	64.2	32.1	16.7
Nebraska	71.4	24.2	36.2	60.6	26.7	15.9
Cost Burden is housing cost that equals 30 percent or more of household income. Source: U.S. Department of Housing and Urban Development (HUD), 2016-2020 Comprehensive Housing Affordability Strategy						

- The housing cost burden for moderate-income renters in the AA and state of Nebraska was a fraction of the respective figures for low-income renters, while the cost burden for home ownership was more favorable for the low-income owners and all owners when compared to respective statistics for renters.
- The median housing value in the AA of \$187,575 was above the state of Nebraska figure of \$164,000.

Table 19

Unemployment Rates Assessment Area: Omaha Metropolitan					
Area	2018	2019	2020	2021	2022
Omaha Metropolitan	3.1	3.3	4.9	3.0	2.5
Cass County, NE	3.1	3.5	4.4	2.9	2.5
Douglas County, NE	3.2	3.4	5.2	3.2	2.7
Sarpy County, NE	2.8	3.0	4.1	2.6	2.3
Saunders County, NE	2.8	2.9	3.7	2.4	2.1
Omaha-Council Bluffs, NE-IA MSA	3.0	3.1	4.8	3.1	2.6
Nebraska	2.9	3.1	4.3	2.7	2.3
Source: Bureau of Labor Statistics: Local Area Unemployment Statistics					

- The 2022 unemployment figures in the AA and state of Nebraska have trended downward and are slightly below levels noted in 2019, immediately prior to the onset of the pandemic in early 2020.
- Key employment industries in the AA consist of health care & social assistance, educational services, retail trade, and finance & insurance.
- A local community member stated that the area has low unemployment and is experiencing economic growth.

**CONCLUSIONS WITH RESPECT TO PERFORMANCE TESTS IN THE OMAHA
METROPOLITAN AA**

LENDING TEST

The bank's performance in the Omaha Metropolitan AA is reasonable. Overall, the bank's geographic distribution and borrower distribution of loans among individuals of different income levels, and businesses and farms of different sizes are reasonable.

Geographic Distribution of Loans

The bank's geographic distribution of loans reflects reasonable distribution among the different census tracts and dispersion throughout the AA. The bank's HMDA origination volume within the AA is too low to conduct a meaningful analysis of the individual loan product categories; thus, the product categories were combined and analyzed at the total HMDA level.

Home Mortgage Lending

The geographic distribution of home mortgage lending is excellent. The distribution of 2023 home mortgage loans among low-income census tracts was comparable to aggregate lending data by number and dollar volume and the demographic figure. The distribution of home mortgage loans to moderate-income census tracts was comparable to aggregate lending data by number and dollar volume and the demographic figure.

The geographic distribution of home mortgage loans in 2022 reflected penetration levels that were above performance in 2023, particularly regarding lending in moderate-income census tracts, and supported the overall excellent rating based on the higher lending volume in 2022.

Further, an evaluation of the bank's loan dispersion of HMDA loans among geographies of different income levels was conducted. While there were some gaps or lapses in lending, they were not considered significant and did not impact the overall conclusion. Though there were no HMDA loans originated in a group of moderate-income census tracts in Sarpy County, it is considered reasonable as those census tracts are largely comprised of Offutt Air Force Base, which presents limited opportunity for HMDA-related lending.

Table 20

Distribution of 2022 and 2023 Home Mortgage Lending By Income Level of Geography											
Assessment Area: Omaha Metropolitan											
Geographic Income Level	Bank And Aggregate Loans By Year										Owner Occupied Units %
	2022						2023*				
	Bank		Agg	Bank		Agg	Bank				
	#	%	%	\$(000)	%	%	#	%	\$(000)	%	
Home Purchase Loans											
Low	1	6.7	3.2	135	4.2	1.5	0	0.0	0	0.0	2.8
Moderate	0	0.0	15.4	0	0.0	9.6	3	10.0	1,044	15.7	16.0
Middle	11	73.3	37.5	2,231	69.6	34.1	23	76.7	4,885	73.5	42.9
Upper	3	20.0	43.9	838	26.2	54.9	4	13.3	720	10.8	38.3
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0	0.0	
Total	15	100.0	100.0	3,204	100.0	100.0	30	100.0	6,649	100.0	100.0
Refinance Loans											
Low	1	2.0	2.1	189	2.1	0.9	0	0.0	0	0.0	2.8
Moderate	21	42.0	15.7	3,714	40.5	10.1	2	28.6	354	44.0	16.0
Middle	25	50.0	41.6	4,788	52.2	38.3	4	57.1	413	51.4	42.9
Upper	3	6.0	40.6	474	5.2	50.8	1	14.3	37	4.6	38.3
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0	0.0	
Total	50	100.0	100.0	9,165	100.0	100.0	7	100.0	804	100.0	100.0
Home Improvement Loans											
Low	0	0.0	1.6	0	0.0	1.2	0	0.0	0	0.0	2.8
Moderate	0	0.0	10.8	0	0.0	8.1	0	0.0	0	0.0	16.0
Middle	3	75.0	38.2	312	92.9	33.1	0	0.0	0	0.0	42.9
Upper	1	25.0	49.4	24	7.1	57.6	0	0.0	0	0.0	38.3
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0	0.0	
Total	4	100.0	100.0	336	100.0	100.0	0	0.0	0	0.0	100.0
Multifamily Loans											Multi-family Units %
Low	0	0.0	9.0	0	0.0	2.0	0	0.0	0	0.0	3.2
Moderate	0	0.0	43.0	0	0.0	11.6	0	0.0	0	0.0	30.1
Middle	4	100.0	37.6	1,232	100.0	42.5	0	0.0	0	0.0	44.5
Upper	0	0.0	10.4	0	0.0	43.9	0	0.0	0	0.0	22.2
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0	0.0	
Total	4	100.0	100.0	1,232	100.0	100.0	0	0.0	0	0.0	100.0
Total Home Mortgage Loans											Owner Occupied Units %
Low	2	2.6	2.7	324	2.3	1.4	0	0.0	0	0.0	2.8
Moderate	22	28.9	14.9	3,735	26.3	9.8	5	12.5	1,398	18.0	16.0
Middle	45	59.2	38.6	8,820	62.0	35.9	29	72.5	5,551	71.7	42.9
Upper	7	9.2	43.7	1,336	9.4	52.9	6	15.0	797	10.3	38.3
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0	0.0	
Total	76	100.0	100.0	14,215	100.0	100.0	40	100.0	7,746	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. *Aggregate data is not currently available.											
Due to limited volume in the Other Purpose LOC, Other Purpose Closed/Exempt, and Purpose Not Applicable product categories, these categories are not displayed individually but are included in the total HMDA section of the table.											

Small Business Lending

The geographic distribution of small business lending is reasonable. Although the bank did not make any loans in the AA's low-income census tracts, this is comparable to the demographic data. Lending in moderate-income census tracts was below the demographic. When considering the distance between the closest branch location and AA's moderate-income census tracts, the bank's lending is reasonable. More specifically, 52 of the 53 moderate-income census tracts in the AA are located in Douglas and Sarpy Counties, where the bank does not have any branch locations. The nearest branch to the moderate-income census tracts in Douglas County is approximately 12 miles away. Additionally, the bank faces a strong amount of competition as there are 59 other financial institutions with 251 total branches in the AA.

Further, an evaluation of the bank's loan dispersion of small business loans among geographies of different income levels was conducted. There were some gaps or lapses in lending, but they were not considered to be significant and did not impact the overall conclusion. While no loans were originated in a group of LMI census tracts located in northeast Douglas County, it is considered reasonable given the distances between these census tracts and the nearest branch location and the strong level of competition. In addition, there is no lending in the moderate-income census tracts located in east Sarpy County. The area is largely comprised of the Offutt Airforce Base which restricts the opportunity for small business lending.

Table 21

Distribution of 2023 Small Business Lending By Income Level of Geography					
Assessment Area: Omaha Metropolitan					
Geographic Income Level	Bank Loans				Total Businesses %
	#	#%	\$(000)	%	
Low	0	0.0	0	0.0	2.9
Moderate	2	6.3	52	1.0	18.9
Middle	22	68.8	3,103	61.1	42.0
Upper	8	25.0	1,925	37.9	36.2
Unknown	0	0.0	0	0.0	0.0
Tract-Unk	0	0.0	0	0.0	
Total	32	100.0	5,081	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.					

Small Farm Lending

The geographic distribution of small farm lending is reasonable. Although the bank did not make any loans in the AA's low- or moderate-income census tracts, this is comparable to the demographic data.

Further, an evaluation of the bank's loan dispersion of small farm loans among geographies of different income levels was conducted. While there were some gaps or lapses in lending, they were not considered to be significant and did not impact the overall conclusion. While no loans were originated in a group of LMI census tracts located in northeast Douglas County, it is considered reasonable given the distances between these census tracts and the nearest branch location and the strong level of competition. In addition, there is no lending in the moderate-income census tracts located in east Sarpy County. The area is largely comprised of the Offutt Airforce Base which restricts the opportunity for small farm lending.

Table 22

Distribution of 2023 Small Farm Lending By Income Level of Geography					
Assessment Area: Omaha Metropolitan					
Geographic Income Level	Bank Loans				Total Farms %
	#	#%	\$(000)	\$%	
Low	0	0.0	0	0.0	0.7
Moderate	0	0.0	0	0.0	3.6
Middle	11	78.6	1,581	77.8	61.0
Upper	3	21.4	450	22.2	34.8
Unknown	0	0.0	0	0.0	0.0
Tract-Unk	0	0.0	0	0.0	
Total	14	100.0	2,031	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 and Farms of Different Sizes

The bank's lending has a reasonable distribution among individuals of different income levels and businesses and farms of different sizes. The bank's HMDA origination volume within the AA is too low to conduct a meaningful analysis of the individual loan product categories; thus, the product categories were combined and analyzed at the total HMDA level.

Home Mortgage Lending

The borrower distribution of home mortgage lending is poor. The distribution of 2023 home mortgage lending to low-income borrowers was comparable to aggregate lending data by number and dollar volume, but below the demographic figure. The distribution among moderate-income borrowers was below aggregate lending by number and dollar volume, while comparable to the demographic figure.

The borrower distribution of home mortgage loans in 2022, which had higher lending volume than 2023, reflected penetration levels that were below performance in 2023, particularly with moderate-income borrowers.

Table 23

Distribution of 2022 and 2023 Home Mortgage Lending By Borrower Income Level											
Assessment Area: Omaha Metropolitan											
Borrower Income Level	Bank And Aggregate Loans By Year										Families by Family Income %
	2022						2023*				
	Bank		Agg	Bank		Agg	Bank				
	#	#%	#%	\$(000)	\$%	\$%	#	#%	\$(000)	\$%	
Home Purchase Loans											
Low	1	6.7	5.9	96	3.0	3.1	2	6.7	276	4.2	18.6
Moderate	1	6.7	18.7	154	4.8	13.4	2	6.7	435	6.5	18.1
Middle	3	20.0	21.4	597	18.6	20.3	2	6.7	100	1.5	22.6
Upper	7	46.7	32.0	1,525	47.6	42.9	10	33.3	2,971	44.7	40.8
Unknown	3	20.0	21.9	832	26.0	20.2	14	46.7	2,867	43.1	0.0
Total	15	100.0	100.0	3,204	100.0	100.0	30	100.0	6,649	100.0	100.0
Refinance Loans											
Low	3	6.0	10.3	241	2.6	5.8	1	14.3	63	7.8	18.6
Moderate	1	2.0	20.6	157	1.7	15.3	2	28.6	247	30.7	18.1
Middle	3	6.0	21.8	829	9.0	19.9	0	0.0	0	0.0	22.6
Upper	6	12.0	32.0	1,273	13.9	43.4	3	42.9	288	35.8	40.8
Unknown	37	74.0	15.2	6,665	72.7	15.7	1	14.3	206	25.6	0.0
Total	50	100.0	100.0	9,165	100.0	100.0	7	100.0	804	100.0	100.0
Home Improvement Loans											
Low	0	0.0	6.5	0	0.0	4.5	0	0.0	0	0.0	18.6
Moderate	0	0.0	16.2	0	0.0	12.6	0	0.0	0	0.0	18.1
Middle	1	25.0	23.4	24	7.1	18.4	0	0.0	0	0.0	22.6
Upper	3	75.0	49.2	312	92.9	58.2	0	0.0	0	0.0	40.8
Unknown	0	0.0	4.6	0	0.0	6.2	0	0.0	0	0.0	0.0
Total	4	100.0	100.0	336	100.0	100.0	0	0.0	0	0.0	100.0
Total Home Mortgage Loans											
Low	4	5.6	7.1	337	2.6	3.8	4	10.0	392	5.1	18.6
Moderate	3	4.2	18.7	332	2.6	13.7	5	12.5	722	9.3	18.1
Middle	7	9.7	21.8	1,450	11.2	20.1	3	7.5	300	3.9	22.6
Upper	18	25.0	34.2	3,367	25.9	43.8	13	32.5	3,259	42.1	40.8
Unknown	40	55.6	18.1	7,497	57.7	18.7	15	37.5	3,073	39.7	0.0
Total	72	100.0	100.0	12,983	100.0	100.0	40	100.0	7,746	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. *Aggregate data is not currently available.											
Multifamily loans are not included in the borrower distribution analysis.											
Due to limited volume in the Other Purpose LOC, Other Purpose Closed/Exempt, and Purpose Not Applicable product categories, these categories are not displayed individually but are included in the total HMDA section of the table.											

Small Business Lending

The borrower distribution of small business lending is excellent. The bank's lending to businesses with revenues of \$1MM or less is comparable to the demographic figure. Aggregate lending data noted a lending distribution of 49.0 percent of loans by number and 29.6 percent by dollar to small businesses, which supports the bank's excellent small business lending performance.

Table 24

Distribution of 2023 Small Business Lending By Revenue Size of Businesses					
Assessment Area: Omaha Metropolitan					
	Bank Loans				Total Businesses %
	#	%	\$(000)	%	
By Revenue					
\$1 Million or Less	24	75.0	2,363	46.5	90.0
Over \$1 Million	6	18.8	2,197	43.2	9.2
Revenue Unknown	2	6.3	521	10.3	0.8
Total	32	100.0	5,081	100.0	100.0
By Loan Size					
\$100,000 or Less	20	62.5	742	14.6	
\$100,001 - \$250,000	6	18.8	814	16.0	
\$250,001 - \$1 Million	6	18.8	3,525	69.4	
Total	32	100.0	5,081	100.0	
By Loan Size and Revenues \$1 Million or Less					
\$100,000 or Less	17	70.8	549	23.2	
\$100,001 - \$250,000	6	25.0	814	34.4	
\$250,001 - \$1 Million	1	4.2	1,000	42.3	
Total	24	100.0	2,363	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.					

Small Farm Lending

The borrower distribution of small farm lending is reasonable. The bank's lending to farms with revenues of \$1MM or less was comparable to the demographic figure.

Table 25

Distribution of 2023 Small Farm Lending By Revenue Size of Farms Assessment Area: Omaha Metropolitan					
	Bank Loans				Total Farms
	#	#%	\$(000)	\$%	%
By Revenue					
\$1 Million or Less	12	85.7	1,281	63.1	98.3
Over \$1 Million	1	7.1	400	19.7	1.5
Revenue Unknown	1	7.1	350	17.2	0.3
Total	14	100.0	2,031	100.0	100.0
By Loan Size					
\$100,000 or Less	9	64.3	461	22.7	
\$100,001 - \$250,000	2	14.3	370	18.2	
\$250,001 - \$500,000	3	21.4	1,200	59.1	
Total	14	100.0	2,031	100.0	
By Loan Size and Revenues \$1 Million or Less					
\$100,000 or Less	9	75.0	461	36.0	
\$100,001 - \$250,000	2	16.7	370	28.9	
\$250,001 - \$500,000	1	8.3	450	35.1	
Total	12	100.0	1,281	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 adequate responsiveness. The bank originated one large dollar loan for economic development purposes that accounts for the majority of the dollar volume for community development loans.

Table 26

Community Development Activity Assessment Area: Omaha Metropolitan									
Community Development Purpose	Community Development Loans		Qualified Investments						Community Development Services
			Investments		Donations		Total Investments		
	#	\$(000)	#	\$(000)	#	\$(000)	#	\$(000)	#
Affordable Housing	-	-	-	-	-	-	-	-	-
Community Services	-	-	1	560	7	2	8	562	6
Economic Development	1	1,583	-	-	-	-	-	-	-
Revitalization and Stabilization	2	321	-	-	-	-	-	-	-
Totals	3	1,904	1	560	7	2	8	562	6

**SOUTHEAST NEBRASKA ASSESSMENT AREA
NONMETROPOLITAN AREA
(Full-Scope Review)**

DESCRIPTION OF THE INSTITUTION'S OPERATIONS IN THE SOUTHEAST NEBRASKA AA

The bank's Southeast Nebraska AA consists of Gage, Jefferson, Saline, and Johnson counties in their entirety. Refer to Appendix A for an AA map and Appendix B for additional demographic data.

- The AA is comprised of 4 moderate-, 11 middle-, and 2 upper-income census tracts. Since the prior CRA evaluation the total number of census tracts has increased from 16 to 17 with the prior composition having 1 moderate-, 13 middle-, and 2 upper-income census tracts.
- The bank operates 7 of its 17 banking offices in the AA, with offices in Beatrice, Dewitt, Dorchester, Filley, Pickrell, Western, and Wilber, Nebraska. In 2022, the bank converted the branch in Cortland to an LPO.
- Full-service ATMs are located at all branches and the LPO, with the exception of the Dewitt and Dorchester branches which each have a cash-only ATM.
- According to the June 30, 2023, FDIC Deposit Market Share Report, the bank had a 13.8 percent market share, ranking 3rd out of 21 FDIC-insured depository institutions operating within the AA.
- One interview was conducted with a community member within the AA to ascertain the credit needs of the communities, the responsiveness of area banks in meeting those credit needs, and the local economic conditions. The community member represents an organization focused on economic development.

Table 27

Population Change Assessment Area: Southeast Nebraska			
Area	2015 Population	2020 Population	Percent Change
Southeast Nebraska	48,778	48,526	(0.5)
Gage County, NE	21,818	21,704	(0.5)
Jefferson County, NE	7,433	7,240	(2.6)
Johnson County, NE	5,167	5,290	2.4
Saline County, NE	14,360	14,292	(0.5)
NonMSA Nebraska	679,331	672,190	(1.1)
Nebraska	1,869,365	1,961,504	4.9
Source: 2020 U.S. Census Bureau Decennial Census 2011-2015 U.S. Census Bureau: American Community Survey			

- The AA's 2020 population of 48,526 comprised 2.5 percent of the statewide population.
- The largest city in the AA is Beatrice in Gage County with a population of 12,261.
- Area demographics reflect a comparable elderly population. Individuals aged 65 years and older comprised 19.0 percent of the total AA population, as compared to 19.6 percent for the Nebraska nonMSA.

Table 28

Median Family Income Change Assessment Area: Southeast Nebraska			
Area	2015 Median Family Income	2020 Median Family Income	Percent Change
Southeast Nebraska	64,726	66,788	3.2
Gage County, NE	68,014	74,672	9.8
Jefferson County, NE	58,976	61,421	4.1
Johnson County, NE	63,549	61,607	(3.1)
Saline County, NE	65,012	64,156	(1.3)
NonMSA Nebraska	67,146	71,424	6.4
Nebraska	73,448	80,125	9.1
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.			

- Median family income (MFI) in the AA reflected growth from 2015 to 2020, although it was below both the state of Nebraska and rural statewide statistics.
- Based on 2020 ACS data, the portion of AA families living below the poverty level at 8.0 percent is above the Nebraska nonMSA of 7.1 percent.

Table 29

Housing Cost Burden Assessment Area: Southeast Nebraska						
Area	Cost Burden – Renters			Cost Burden – Owners		
	Low Income	Moderate Income	All Renters	Low Income	Moderate Income	All Owners
Southeast Nebraska	66.7	11.5	37.3	52.4	20.3	13.5
Gage County, NE	66.9	13.9	39.4	54.4	19.8	12.1
Jefferson County, NE	57.1	6.5	28.9	50.5	41.1	19.1
Johnson County, NE	61.3	14.3	33.0	50.7	17.6	15.2
Saline County, NE	73.7	8.6	40.0	51.7	13.1	11.9
NonMSA Nebraska	62.8	15.0	30.7	55.5	19.3	15.4
Nebraska	71.4	24.2	36.2	60.6	26.7	15.9
Cost Burden is housing cost that equals 30 percent or more of household income. Source: U.S. Department of Housing and Urban Development (HUD), 2016-2020 Comprehensive Housing Affordability Strategy						

- The housing cost burden for moderate-income renters in the AA was a fraction of the respective figures for low-income renters, while the cost burden for home ownership was more favorable for the low-income owners when compared to low-income renters.
- The median housing value in the AA of \$116,923 is below the Nebraska nonMSA figure of \$126,095.
- A community member in the local area noted there is a lack of affordable housing.

Table 30

Unemployment Rates					
Assessment Area: Southeast Nebraska					
Area	2018	2019	2020	2021	2022
Southeast Nebraska	3.1	3.4	3.7	2.5	2.5
Gage County, NE	3.3	3.6	4.1	2.6	2.6
Jefferson County, NE	2.5	2.8	2.8	1.9	1.9
Johnson County, NE	3.6	3.5	4.0	3.1	2.9
Saline County, NE	3.1	3.3	3.7	2.5	2.6
NonMSA Nebraska	2.8	3.0	3.5	2.3	2.2
Nebraska	2.9	3.1	4.3	2.7	2.3
Source: Bureau of Labor Statistics: Local Area Unemployment Statistics					

- The unemployment figures in the AA and state of Nebraska have trended downward and are slightly below levels noted in 2019, immediately prior to the onset of the pandemic in early 2020.
- Key employment industries in the AA include health care & social assistance, manufacturing, retail trade, educational services, and agriculture, forestry, fishing & hunting.

CONCLUSIONS WITH RESPECT TO PERFORMANCE TESTS IN THE SOUTHEAST NEBRASKA AA

LENDING TEST

The bank's performance in the Southeast Nebraska AA is reasonable. Overall, the bank's geographic distribution and borrower distribution of loans among individuals of different income levels, businesses of different sizes, and farms of different sizes are reasonable.

Geographic Distribution of Loans

The bank's geographic distribution of loans reflects reasonable distribution among the different census tracts and dispersion throughout the AA. The bank's HMDA origination volume within the AA is too low to conduct a meaningful analysis of the individual loan product categories; thus, the product categories were combined and analyzed at the total HMDA level.

Home Mortgage Lending

The geographic distribution of home mortgage lending is reasonable. The distribution of 2023 home mortgage loans among moderate-income census tracts was below aggregate lending data by number and dollar volume and the demographic figure. However, this is considered reasonable due to the distance of over 15 miles between the AA's moderate-income census tracts and the nearest bank branch locations, as well as competition in these census tracts, which both limit the bank's ability to penetrate these markets.

The geographic distribution of home mortgage loans in 2022 reflected penetration levels consistent with performance in 2023.

Further, an evaluation of the bank's loan dispersion of HMDA loans among geographies of different income levels was conducted. While there were some gaps or lapses in lending in the southeast area of the AA, due to the factors noted above including distance to bank branches and competition, they were not considered significant and did not impact the overall conclusion.

Table 31

Distribution of 2022 and 2023 Home Mortgage Lending By Income Level of Geography											
Assessment Area: Southeast Nebraska											
Geographic Income Level	Bank And Aggregate Loans By Year										Owner Occupied Units %
	2022						2023*				
	Bank		Agg	Bank		Agg	Bank				
	#	%	%	\$(000)	%	%	#	%	\$(000)	%	
Home Purchase Loans											
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0	0.0	0.0
Moderate	3	6.0	24.4	300	3.3	22.3	4	14.3	302	7.4	19.0
Middle	34	68.0	67.2	4,991	55.7	63.1	17	60.7	2,321	57.2	66.1
Upper	13	26.0	8.4	3,676	41.0	14.6	7	25.0	1,433	35.3	14.9
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0	0.0	
Total	50	100.0	100.0	8,967	100.0	100.0	28	100.0	4,056	100.0	100.0
Refinance Loans											
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0	0.0	0.0
Moderate	3	14.3	15.9	188	8.8	13.1	0	0.0	0	0.0	19.0
Middle	18	85.7	64.8	1,959	91.2	59.9	6	75.0	476	70.3	66.1
Upper	0	0.0	19.4	0	0.0	27.0	2	25.0	201	29.7	14.9
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0	0.0	
Total	21	100.0	100.0	2,147	100.0	100.0	8	100.0	677	100.0	100.0
Home Improvement Loans											
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0	0.0	0.0
Moderate	0	0.0	25.8	0	0.0	18.3	0	0.0	0	0.0	19.0
Middle	5	55.6	58.4	657	56.2	62.4	3	75.0	227	81.9	66.1
Upper	4	44.4	15.7	513	43.8	19.3	1	25.0	50	18.1	14.9
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0	0.0	
Total	9	100.0	100.0	1,170	100.0	100.0	4	100.0	277	100.0	100.0
Multifamily Loans											Multi-family Units %
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0	0.0	0.0
Moderate	0	0.0	18.2	0	0.0	9.9	0	0.0	0	0.0	35.4
Middle	1	50.0	72.7	46	63.9	89.4	1	100.0	296	100.0	64.0
Upper	1	50.0	9.1	26	36.1	0.7	0	0.0	0	0.0	0.6
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0	0.0	
Total	2	100.0	100.0	72	100.0	100.0	1	100.0	296	100.0	100.0
Total Home Mortgage Loans											Owner Occupied Units %
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0	0.0	0.0
Moderate	6	6.9	22.5	488	3.9	19.7	4	9.5	302	5.6	19.0
Middle	63	72.4	65.7	7,842	62.5	62.8	28	66.7	3,391	63.1	66.1
Upper	18	20.7	11.8	4,215	33.6	17.4	10	23.8	1,684	31.3	14.9
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0	0.0	
Total	87	100.0	100.0	12,545	100.0	100.0	42	100.0	5,377	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. *Aggregate data is not currently available.											
Due to limited volume in the Other Purpose LOC, Other Purpose Closed/Exempt, and Purpose Not Applicable product categories, these categories are not displayed individually but are included in the total HMDA section of the table.											

Small Business Lending

The geographic distribution of small business lending is reasonable. The bank's lending to small businesses in moderate-income census tracts is below the demographic figure. The three-year average aggregate lending data shows only 5.6 percent of small business loans were originated in moderate-income census tracts, which is below the demographic figure of 19.2 percent, indicating a lower level of demand. In addition, the distance between the AA's moderate-income census tracts and the bank's branches, as well as competition in these census tracts, reduces the bank's ability to penetrate these areas.

Further, an evaluation of the bank's loan dispersion of small business loans among geographies of different income levels was conducted. While no small business loans were originated in Jefferson and Johnson Counties or the moderate-income census tract in Saline County, these gaps or lapses in lending were not considered to be significant due to the factors discussed above and thus did not impact the overall conclusion.

Table 32

Distribution of 2023 Small Business Lending By Income Level of Geography					
Assessment Area: Southeast Nebraska					
Geographic Income Level	Bank Loans				Total Businesses %
	#	#%	\$(000)	%	
Low	0	0.0	0	0.0	0.0
Moderate	1	3.0	10	0.5	19.2
Middle	22	66.7	1,849	83.3	66.2
Upper	10	30.3	362	16.3	14.6
Unknown	0	0.0	0	0.0	0.0
Tract-Unk	0	0.0	0	0.0	
Total	33	100.0	2,221	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.					

Small Farm Lending

The geographic distribution of small farm lending is reasonable. The bank's lending to small farms in moderate-income census tracts is below the demographic figure. The three-year average aggregate lending data shows only 1.8 percent of small farm loans by number were originated in moderate-income census tracts, which is below and the bank's lending of 2.6 percent by number to small farms in the AA. In addition, the distance between the AA's moderate-income census tracts and the bank's branches, as well as competition in these census tracts, reduces the bank's ability to penetrate these markets.

Further, an evaluation of the bank's loan dispersion of small farm loans among geographies of different income levels was conducted. Though no small farm loans were originated in the eastern portion of the AA, because of the factors noted above, including distance to branches and competition, this gap or lapse in lending was not considered significant and did not impact the overall conclusion.

Table 33

Distribution of 2023 Small Farm Lending By Income Level of Geography					
Assessment Area: Southeast Nebraska					
Geographic Income Level	Bank Loans				Total Farms %
	#	#%	\$(000)	\$%	
Low	0	0.0	0	0.0	0.0
Moderate	2	2.6	380	3.4	7.5
Middle	43	55.8	6,189	54.8	65.3
Upper	32	41.6	4,724	41.8	27.3
Unknown	0	0.0	0	0.0	0.0
Tract-Unk	0	0.0	0	0.0	
Total	77	100.0	11,293	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 and Farms of Different Sizes

The bank's lending has a reasonable distribution among individuals of different income levels and businesses and farms of different sizes. The bank's HMDA origination volume within the AA is too low to conduct a meaningful analysis of the individual loan product categories; thus, the product categories were combined and analyzed at the total HMDA level.

Home Mortgage Lending

The borrower distribution of home mortgage lending is reasonable. The distribution of 2023 home mortgage lending to low-income borrowers was comparable to aggregate lending data by number and dollar volume, but below the demographic figure. Lending to moderate-income borrowers was below the aggregate lending data by number and dollar volume and below the demographic figure.

The borrower distribution of 2022 home mortgage loans, which had higher lending volume than 2023, was above performance in 2023.

Table 34

Distribution of 2022 and 2023 Home Mortgage Lending By Borrower Income Level											
Assessment Area: Southeast Nebraska											
Borrower Income Level	Bank And Aggregate Loans By Year										Families by Family Income %
	2022						2023*				
	Bank		Agg	Bank		Agg	Bank				
	#	%	%	\$(000)	\$%	\$%	#	%	\$(000)	\$%	
Home Purchase Loans											
Low	4	8.0	8.7	396	4.4	4.6	3	10.7	361	8.9	20.3
Moderate	7	14.0	24.7	783	8.7	18.3	3	10.7	377	9.3	21.7
Middle	12	24.0	22.4	1,890	21.1	23.8	7	25.0	960	23.7	20.0
Upper	21	42.0	20.4	4,535	50.6	28.5	10	35.7	1,974	48.7	38.0
Unknown	6	12.0	23.8	1,363	15.2	24.8	5	17.9	384	9.5	0.0
Total	50	100.0	100.0	8,967	100.0	100.0	28	100.0	4,056	100.0	100.0
Refinance Loans											
Low	3	14.3	12.1	219	10.2	7.3	1	12.5	45	6.6	20.3
Moderate	3	14.3	20.3	314	14.6	16.1	0	0.0	0	0.0	21.7
Middle	8	38.1	26.3	665	31.0	26.1	1	12.5	41	6.1	20.0
Upper	3	14.3	30.5	466	21.7	38.2	5	62.5	491	72.5	38.0
Unknown	4	19.0	10.8	483	22.5	12.3	1	12.5	100	14.8	0.0
Total	21	100.0	100.0	2,147	100.0	100.0	8	100.0	677	100.0	100.0
Home Improvement Loans											
Low	0	0.0	10.1	0	0.0	6.5	0	0.0	0	0.0	20.3
Moderate	2	22.2	25.8	406	34.7	21.3	1	25.0	16	5.8	21.7
Middle	3	33.3	23.6	251	21.5	24.3	1	25.0	50	18.1	20.0
Upper	4	44.4	34.8	513	43.8	42.9	2	50.0	211	76.2	38.0
Unknown	0	0.0	5.6	0	0.0	5.0	0	0.0	0	0.0	0.0
Total	9	100.0	100.0	1,170	100.0	100.0	4	100.0	277	100.0	100.0
Total Home Mortgage Loans											
Low	7	8.2	10.3	615	4.9	5.6	4	9.8	406	8.0	20.3
Moderate	14	16.5	23.3	1,552	12.4	17.8	4	9.8	393	7.7	21.7
Middle	26	30.6	23.8	2,946	23.6	24.4	10	24.4	1,122	22.1	20.0
Upper	28	32.9	24.1	5,514	44.2	31.4	17	41.5	2,676	52.7	38.0
Unknown	10	11.8	18.5	1,846	14.8	20.8	6	14.6	484	9.5	0.0
Total	85	100.0	100.0	12,473	100.0	100.0	41	100.0	5,081	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. *Aggregate data is not currently available.											
Multifamily loans are not included in the borrower distribution analysis.											
Due to limited volume in the Other Purpose LOC, Other Purpose Closed/Exempt, and Purpose Not Applicable product categories, these categories are not displayed individually but are included in the total HMDA section of the table.											

Small Business Lending

The borrower distribution of small business lending is excellent. The bank's lending to businesses with revenues of \$1MM or less was comparable to the demographic figure. While not a direct comparator, as the bank is not a CRA reporter, a review of aggregate lending data submitted by CRA reporters in the bank's AA was utilized as additional context in understanding the credit demand by the size of businesses in the AA. This aggregate lending data noted a lending distribution of 52.6 percent of loans by number and 42.3 percent by dollar to small businesses, which supports the bank's excellent small business lending performance.

Table 35

Distribution of 2023 Small Business Lending By Revenue Size of Businesses					
Assessment Area: Southeast Nebraska					
	Bank Loans				Total Businesses %
	#	#%	\$(000)	%	
By Revenue					
\$1 Million or Less	29	87.9	1,560	70.2	89.6
Over \$1 Million	1	3.0	150	6.8	7.2
Revenue Unknown	3	9.1	511	23.0	3.1
Total	33	100.0	2,221	100.0	100.0
By Loan Size					
\$100,000 or Less	25	75.8	827	37.2	
\$100,001 - \$250,000	7	21.2	1,079	48.6	
\$250,001 - \$1 Million	1	3.0	315	14.2	
Total	33	100.0	2,221	100.0	
By Loan Size and Revenues \$1 Million or Less					
\$100,000 or Less	24	82.8	747	47.9	
\$100,001 - \$250,000	5	17.2	813	52.1	
\$250,001 - \$1 Million	0	0.0	0	0.0	
Total	29	100.0	1,560	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.					

Small Farm Lending

The borrower distribution of small farm lending is reasonable. The bank's lending to farms with revenues of \$1MM or less was comparable to the percentage of small farms operating in the AA by number.

Table 36

Distribution of 2023 Small Farm Lending By Revenue Size of Farms Assessment Area: Southeast Nebraska					
	Bank Loans				Total Farms
	#	%	\$(000)	%	%
By Revenue					
\$1 Million or Less	67	87.0	8,682	76.9	98.1
Over \$1 Million	9	11.7	2,312	20.5	1.9
Revenue Unknown	1	1.3	300	2.7	0.0
Total	77	100.0	11,293	100.0	100.0
By Loan Size					
\$100,000 or Less	43	55.8	1,971	17.5	
\$100,001 - \$250,000	18	23.4	3,205	28.4	
\$250,001 - \$500,000	16	20.8	6,118	54.2	
Total	77	100.0	11,293	100.0	
By Loan Size and Revenues \$1 Million or Less					
\$100,000 or Less	41	61.2	1,821	21.0	
\$100,001 - \$250,000	16	23.9	2,868	33.0	
\$250,001 - \$500,000	10	14.9	3,993	46.0	
Total	67	100.0	8,682	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

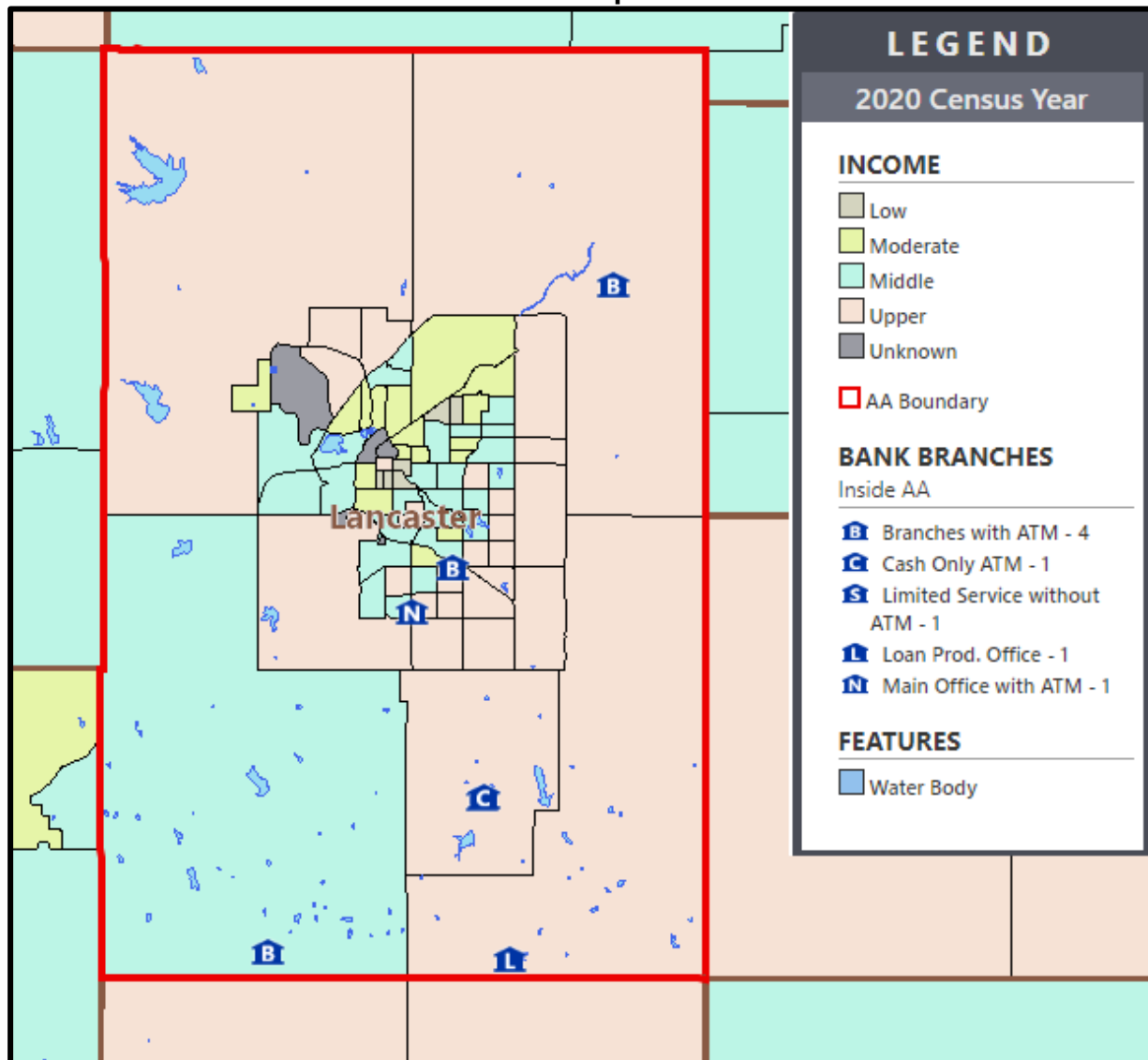
The bank's CD performance demonstrates adequate responsiveness. The bank made one large economic loan that comprised a majority of the bank's community development lending activity.

Table 37

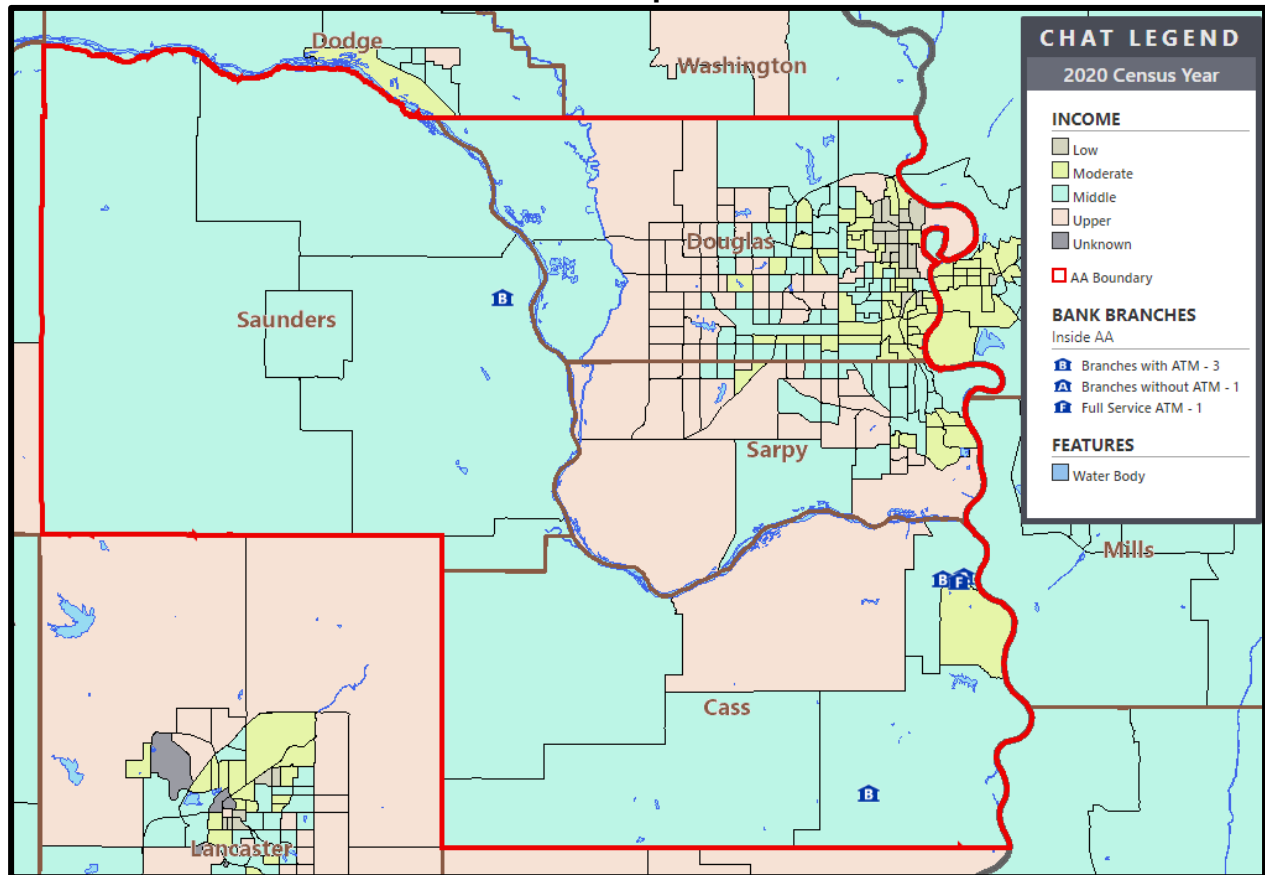
Community Development Activity Assessment Area: Southeast Nebraska									
Community Development Purpose	Community Development Loans		Qualified Investments						Community Development Services
			Investments		Donations		Total Investments		
	#	\$(000)	#	\$(000)	#	\$(000)	#	\$(000)	#
Affordable Housing	-	-	-	-	-	-	-	-	-
Community Services	-	-	-	-	7	2	7	2	22
Economic Development	1	2,700	-	-	-	-	-	-	5
Revitalization and Stabilization	2	23	3	860	2	1	5	861	-
Totals	3	2,723	3	860	9	3	12	863	27

APPENDIX A – MAP OF THE ASSESSMENT AREA

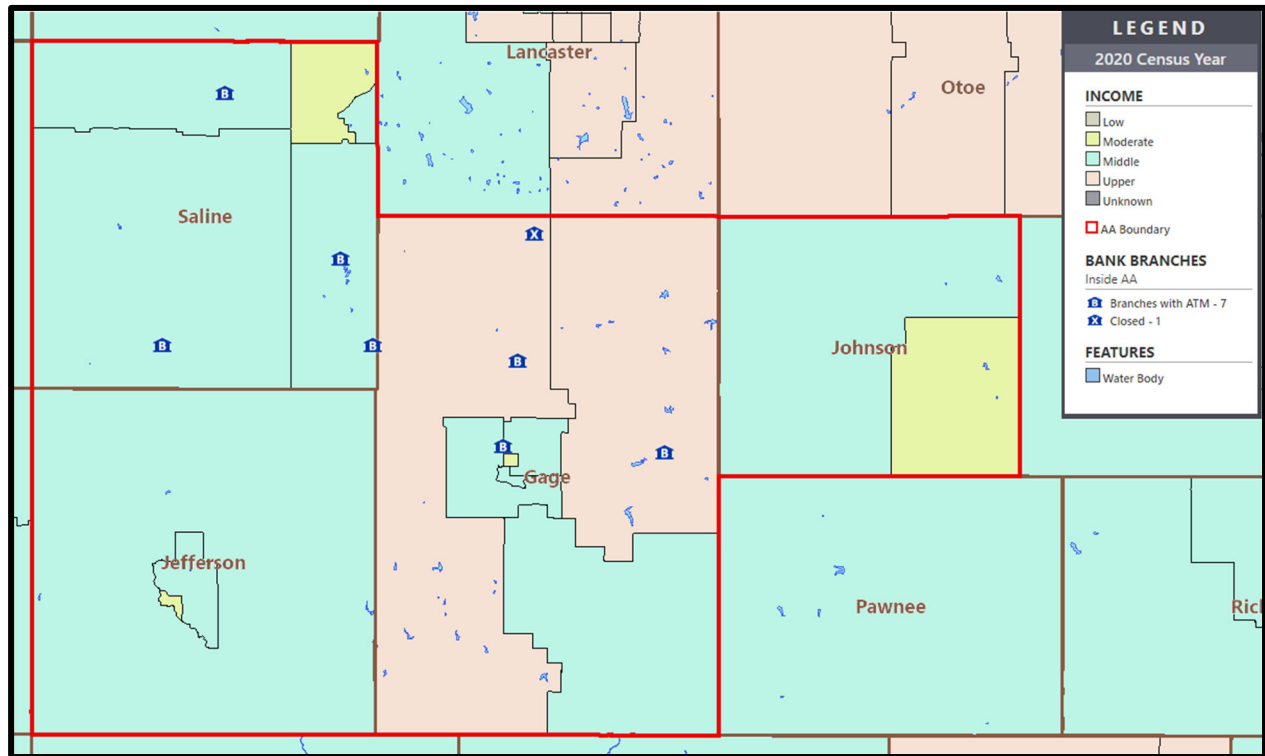
Map A-1
Lincoln Metropolitan AA



Map A-2
Omaha Metropolitan AA



Map A-3
Southeast Nebraska AA



APPENDIX B – DEMOGRAPHIC INFORMATION

Table B-1

2023 Lincoln Metropolitan AA Demographics								
Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low	6	7.4	3,107	4.1	750	24.1	14,646	19.3
Moderate	17	21.0	15,096	19.9	2,020	13.4	14,247	18.7
Middle	26	32.1	29,008	38.2	1,674	5.8	16,910	22.2
Upper	27	33.3	28,611	37.6	704	2.5	30,233	39.8
Unknown	5	6.2	214	0.3	14	6.5	0	0.0
Total AA	81	100.0	76,036	100.0	5,162	6.8	76,036	100.0
	Housing Units by Tract	Housing Type by Tract						
		Owner-occupied			Rental		Vacant	
		#	% by tract	% by unit	#	% by unit	#	% by unit
Low	11,231	1,706	2.3	15.2	8,506	75.7	1,019	9.1
Moderate	30,828	11,726	15.6	38.0	17,408	56.5	1,694	5.5
Middle	48,297	30,889	41.2	64.0	15,027	31.1	2,381	4.9
Upper	41,458	30,511	40.7	73.6	9,811	23.7	1,136	2.7
Unknown	1,267	105	0.1	8.3	977	77.1	185	14.6
Total AA	133,081	74,937	100.0	56.3	51,729	38.9	6,415	4.8
	Total Businesses by Tract		Businesses by Tract & Revenue Size					
			Less Than or = \$1 Million		Over \$1 Million		Revenue Not Reported	
			#	%	#	%	#	%
Low	634	4.8	552	4.6	67	6.1	15	9.4
Moderate	2,464	18.7	2,182	18.3	267	24.2	15	9.4
Middle	4,513	34.2	4,115	34.5	358	32.5	40	25.2
Upper	5,242	39.7	4,801	40.2	361	32.8	80	50.3
Unknown	350	2.7	292	2.4	49	4.4	9	5.7
Total AA	13,203	100.0	11,942	100.0	1,102	100.0	159	100.0
Percentage of Total Businesses:				90.4		8.3		1.2
	Total Farms by Tract		Farms by Tract & Revenue Size					
			Less Than or = \$1 Million		Over \$1 Million		Revenue Not Reported	
			#	%	#	%	#	%
Low	10	2.9	10	2.9	0	0.0	0	0.0
Moderate	18	5.2	17	5.0	1	16.7	0	0.0
Middle	100	28.8	97	28.4	3	50.0	0	0.0
Upper	219	63.1	217	63.6	2	33.3	0	0.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	347	100.0	341	100.0	6	100.0	0	0.0
Percentage of Total Farms:				98.3		1.7		0.0
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.								

Table B-2

2022 Lincoln Metropolitan AA Demographics								
Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low	6	7.4	3,107	4.1	750	24.1	14,646	19.3
Moderate	17	21.0	15,096	19.9	2,020	13.4	14,247	18.7
Middle	26	32.1	29,008	38.2	1,674	5.8	16,910	22.2
Upper	27	33.3	28,611	37.6	704	2.5	30,233	39.8
Unknown	5	6.2	214	0.3	14	6.5	0	0.0
Total AA	81	100.0	76,036	100.0	5,162	6.8	76,036	100.0
	Housing Units by Tract	Housing Type by Tract						
		Owner-occupied			Rental		Vacant	
		#	% by tract	% by unit	#	% by unit	#	% by unit
Low	11,231	1,706	2.3	15.2	8,506	75.7	1,019	9.1
Moderate	30,828	11,726	15.6	38.0	17,408	56.5	1,694	5.5
Middle	48,297	30,889	41.2	64.0	15,027	31.1	2,381	4.9
Upper	41,458	30,511	40.7	73.6	9,811	23.7	1,136	2.7
Unknown	1,267	105	0.1	8.3	977	77.1	185	14.6
Total AA	133,081	74,937	100.0	56.3	51,729	38.9	6,415	4.8
	Total Businesses by Tract		Businesses by Tract & Revenue Size					
			Less Than or = \$1 Million		Over \$1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	647	4.8	563	4.6	69	6.2	15	8.9
Moderate	2,542	18.7	2,255	18.3	270	24.4	17	10.1
Middle	4,653	34.2	4,252	34.5	359	32.5	42	25.0
Upper	5,387	39.7	4,947	40.2	355	32.1	85	50.6
Unknown	357	2.6	296	2.4	52	4.7	9	5.4
Total AA	13,586	100.0	12,313	100.0	1,105	100.0	168	100.0
Percentage of Total Businesses:				90.6		8.1		1.2
	Total Farms by Tract		Farms by Tract & Revenue Size					
			Less Than or = \$1 Million		Over \$1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	8	2.3	8	2.4	0	0.0	0	0.0
Moderate	22	6.4	21	6.2	1	16.7	0	0.0
Middle	99	28.7	96	28.3	3	50.0	0	0.0
Upper	216	62.6	214	63.1	2	33.3	0	0.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	345	100.0	339	100.0	6	100.0	0	0.0
Percentage of Total Farms:				98.3		1.7		0.0
Source: 2022 FFIEC Census Data 2022 Dun & Bradstreet Data 2016-2020 U.S. Census Bureau: American Community Survey								
Note: Percentages may not total 100.0 percent due to rounding.								

Table B-3

2023 Omaha 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	2,117	16.3
Moderate	1	9.1	1,098	8.5	93	8.5	2,734	21.0
Middle	9	81.8	10,350	79.7	324	3.1	3,147	24.2
Upper	1	9.1	1,543	11.9	48	3.1	4,993	38.4
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	11	100.0	12,991	100.0	465	3.6	12,991	100.0
	Housing Units by Tract	Housing Type by Tract						
		Owner-occupied			Rental		Vacant	
		#	% by tract	% by unit	#	% by unit	#	% by unit
Low	0	0	0.0	0.0	0	0.0	0	0.0
Moderate	1,942	1,211	8.1	62.4	589	30.3	142	7.3
Middle	17,155	12,122	80.6	70.7	2,672	15.6	2,361	13.8
Upper	2,322	1,710	11.4	73.6	311	13.4	301	13.0
Unknown	0	0	0.0	0.0	0	0.0	0	0.0
Total AA	21,419	15,043	100.0	70.2	3,572	16.7	2,804	13.1
	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	134	5.9	127	6.1	7	5.4	0	0.0
Middle	1,914	84.5	1,742	83.9	117	90.0	55	94.8
Upper	217	9.6	208	10.0	6	4.6	3	5.2
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	2,265	100.0	2,077	100.0	130	100.0	58	100.0
Percentage of Total Businesses:				91.7		5.7		2.6
	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	4	1.0	4	1.0	0	0.0	0	0.0
Middle	338	87.6	334	87.4	3	100.0	1	100.0
Upper	44	11.4	44	11.5	0	0.0	0	0.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	386	100.0	382	100.0	3	100.0	1	100.0
Percentage of Total Farms:				99.0		0.8		0.3
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 B-4

2022 Omaha 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	2,117	16.3
Moderate	1	9.1	1,098	8.5	93	8.5	2,734	21.0
Middle	9	81.8	10,350	79.7	324	3.1	3,147	24.2
Upper	1	9.1	1,543	11.9	48	3.1	4,993	38.4
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	11	100.0	12,991	100.0	465	3.6	12,991	100.0
	Housing Units by Tract	Housing Type by Tract						
		Owner-occupied			Rental		Vacant	
		#	% by tract	% by unit	#	% by unit	#	% by unit
Low	0	0	0.0	0.0	0	0.0	0	0.0
Moderate	1,942	1,211	8.1	62.4	589	30.3	142	7.3
Middle	17,155	12,122	80.6	70.7	2,672	15.6	2,361	13.8
Upper	2,322	1,710	11.4	73.6	311	13.4	301	13.0
Unknown	0	0	0.0	0.0	0	0.0	0	0.0
Total AA	21,419	15,043	100.0	70.2	3,572	16.7	2,804	13.1
	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	143	6.2	136	6.4	7	5.5	0	0.0
Middle	1,947	84.2	1,777	83.6	115	89.8	55	94.8
Upper	221	9.6	212	10.0	6	4.7	3	5.2
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	2,311	100.0	2,125	100.0	128	100.0	58	100.0
Percentage of Total Businesses:				92.0		5.5		2.5
	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	4	1.0	4	1.0	0	0.0	0	0.0
Middle	341	87.9	337	87.8	3	100.0	1	100.0
Upper	43	11.1	43	11.2	0	0.0	0	0.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	388	100.0	384	100.0	3	100.0	1	100.0
Percentage of Total Farms:				99.0		0.8		0.3

Source: 2022 FFIEC Census Data
2022 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

Table B-5

2023 Southeast Nebraska AA Demographics								
Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low	0	0.0	0	0.0	0	0.0	2,483	20.3
Moderate	4	23.5	2,662	21.7	274	10.3	2,659	21.7
Middle	11	64.7	7,793	63.6	652	8.4	2,451	20.0
Upper	2	11.8	1,801	14.7	54	3.0	4,663	38.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	17	100.0	12,256	100.0	980	8.0	12,256	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	5,018	2,569	19.0	51.2	1,872	37.3	577	11.5
Middle	14,808	8,941	66.1	60.4	3,692	24.9	2,175	14.7
Upper	2,602	2,008	14.9	77.2	351	13.5	243	9.3
Unknown	0	0	0.0	0.0	0	0.0	0	0.0
Total AA	22,428	13,518	100.0	60.3	5,915	26.4	2,995	13.4
	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	428	19.2	385	19.3	32	19.9	11	15.7
Middle	1,475	66.2	1,313	65.7	117	72.7	45	64.3
Upper	326	14.6	300	15.0	12	7.5	14	20.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	2,229	100.0	1,998	100.0	161	100.0	70	100.0
Percentage of Total Businesses:				89.6		7.2		3.1
	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	39	7.5	39	7.6	0	0.0	0	0.0
Middle	340	65.3	332	65.0	8	80.0	0	0.0
Upper	142	27.3	140	27.4	2	20.0	0	0.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	521	100.0	511	100.0	10	100.0	0	0.0
Percentage of Total Farms:				98.1		1.9		0.0
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.								

Table B-6

2022 Southeast Nebraska AA Demographics								
Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low	0	0.0	0	0.0	0	0.0	2,483	20.3
Moderate	4	23.5	2,662	21.7	274	10.3	2,659	21.7
Middle	11	64.7	7,793	63.6	652	8.4	2,451	20.0
Upper	2	11.8	1,801	14.7	54	3.0	4,663	38.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	17	100.0	12,256	100.0	980	8.0	12,256	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	5,018	2,569	19.0	51.2	1,872	37.3	577	11.5
Middle	14,808	8,941	66.1	60.4	3,692	24.9	2,175	14.7
Upper	2,602	2,008	14.9	77.2	351	13.5	243	9.3
Unknown	0	0	0.0	0.0	0	0.0	0	0.0
Total AA	22,428	13,518	100.0	60.3	5,915	26.4	2,995	13.4
	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	432	19.1	390	19.2	31	18.7	11	15.7
Middle	1,505	66.4	1,338	65.9	122	73.5	45	64.3
Upper	329	14.5	302	14.9	13	7.8	14	20.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	2,266	100.0	2,030	100.0	166	100.0	70	100.0
Percentage of Total Businesses:				89.6		7.3		3.1
	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	39	7.5	39	7.7	0	0.0	0	0.0
Middle	337	65.1	329	64.8	8	80.0	0	0.0
Upper	142	27.4	140	27.6	2	20.0	0	0.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	518	100.0	508	100.0	10	100.0	0	0.0
Percentage of Total Farms:				98.1		1.9		0.0
Source: 2022 FFIEC Census Data 2022 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 – 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.