PUBLIC DISCLOSURE

April 27, 2026

COMMUNITY REINVESTMENT ACT
PERFORMANCE EVALUATION

Citizens 1st Bank
RSSD# 869663

2001 East SE Loop 323
Tyler, Texas 75701

Federal Reserve Bank of Dallas

2200 North Pearl Street
Dallas, Texas 75201

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

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INSTITUTION'S COMMUNITY REINVESTMENT ACT RATING

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

Citizens 1st Bank (Citizens 1st or 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 loan-to-deposit ratio (LTD) is reasonable given the bank's size, financial condition, and the credit needs of the delineated assessment areas (AAs).
- A majority of the bank's loans are originated inside the AAs.
- A reasonable distribution of loans occurs throughout the AAs.
- Lending reflects a reasonable distribution among individuals of different income levels, including low- and moderate-income (LMI), and businesses of different sizes.
- Neither the bank nor the Federal Reserve Bank of Dallas (Reserve Bank) received any Community Reinvestment Act (CRA)-related complaints since the previous evaluation.
- Community development (CD) activity reflects adequate responsiveness to the CD needs of the 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 performance context, including the asset size of Citizens 1st, financial condition, business strategy, and market competition, as well as demographic and economic characteristics of the AAs, aggregate lending data, and credit needs. Lending and CD performance was assessed within the bank's two AAs. The Tyler Metropolitan Statistical Area (MSA) AA and Cherokee and Nacogdoches Counties Nonmetropolitan AA were assessed using a full-scope review.

In the evaluation of the bank's geographic distribution of loans, the demographic figure refers to the percentage of owner-occupied housing units by census tract income level for home mortgage lending and the percentage of businesses by census tract income level for small business lending. In the evaluation of the bank's distribution of loans to borrowers of different income levels and businesses of different revenue sizes, the demographic figure refers to the percentage of families by income level for home mortgage lending and the percentage of businesses in the AA with revenues of $1 million or less for small business lending. Examiners reviewed the following data:

- The bank's 11-quarter average LTD ratio.
- The home purchase, home refinance, home improvement, and multifamily loans reported on the bank's 2022, 2023, and 2024 Home Mortgage Disclosure Act (HMDA) Loan/Application Registers (LARs). In this evaluation, 2024 lending activity is presented throughout the evaluation. Information regarding prior years can be found in the appendix and is generally consistent with performance in the year presented.
- A statistically derived sample of the bank's small business loans, consisting of 53 small business loans out of a universe of 71 loans originated between January 1, 2023 and December 31, 2024.
- Information provided by four community representatives to help gain a better perspective on the local economic conditions, possible credit needs, and the responsiveness of banks in meeting such needs.
- CD loans, investments, and services from January 1, 2023 to April 27, 2026.

In drawing conclusions regarding overall performance, examiners placed equal weight on both AAs, as the AAs play a balanced role in the bank's lending, community development activities, and strategic focus. However, HMDA-reportable loans carried greater weight than small business loans in reaching overall conclusions due to the volume of loans.

DESCRIPTION OF INSTITUTION

Citizens 1st is a community bank headquartered in Tyler, Texas. The bank has the following characteristics.

- The bank has total assets of $763.4 million as of September 30, 2025.
- In addition to its main office in Tyler, Texas, Citizens 1st operates three additional offices in Jacksonville, Rusk, and Nacogdoches, Texas. Each office contains an automated teller machine (ATM).
- As shown in Table 1, the bank's primary business focus is commercial lending[1], which represents 77.3 percent of the total gross loans as of September 30, 2025. Residential real estate lending, at 19.7 percent, accounts for a smaller but still material portion of the loan portfolio. While not reflected in the loan portfolio below, Citizens 1st sells mortgages on the secondary market.

[1] Commercial lending is comprised by non-farm, non-residential real estate; multifamily residential real estate; construction and land development; and commercial and industrial loans.

Table 1

Composition of Loan Portfolio as of September 30, 2025		
Loan Type	**$(000)**	**%**
Construction and Land Development	76,933	16.3
Farmland	2,115	0.4
1-to-4 Family Residential Real Estate	93,064	19.7
Multifamily Residential Real Estate	48,363	10.3
Nonfarm Nonresidential Real Estate	231,804	49.1
Agricultural	70	0.0
Commercial and Industrial	7,539	1.6
Consumer	5,946	1.3
Other	5,892	1.2
Gross Loans	471,726	100.0
Note: Percentages may not total 100.0 percent due to rounding.		

Citizens 1st was rated Satisfactory under the CRA at its performance evaluation dated January 17, 2023. There are no known legal, financial, or other factors impeding the bank's ability to help meet the credit needs in its communities.

CONCLUSIONS WITH RESPECT TO PERFORMANCE TESTS[2]

This performance evaluation first discusses the bank's overall performance, followed by an in-depth evaluation of performance in the Tyler MSA AA and the Cherokee and Nacogdoches Nonmetropolitan AA (full-scope reviews).

LENDING TEST

The bank's overall Lending Test performance is Satisfactory. The LTD ratio was reasonable, and the majority of loans were made within the AAs. The bank's lending reflects reasonable distribution among the different census tracts and dispersion throughout the AAs. Additionally, lending reflects a reasonable distribution among individuals of different income levels and businesses of different revenue sizes within the AAs.

In general, examiners gave more consideration to the number of loan originations than the dollar amount, as this represents the number of individuals or entities served. When evaluating the bank's HMDA and small business lending, examiners considered the bank's performance compared to that of other HMDA-reporting and CRA-reporting institutions (aggregate HMDA reporters and aggregate small business reporters) more than respective demographic figures, as aggregate lending data serve as a better proxy of loan demand.

[2] The LTD ratio and percentage of loans and other lending-related activity in the AAs only apply to the institution overall. No discussion of these performance criteria applies to sections of the performance evaluation related to AAs.

Loan-to-Deposit Ratio

This performance criterion evaluates the bank's average LTD ratio to determine the reasonableness of lending in light of performance context, such as Citizens 1st's capacity to lend, the availability of lending opportunities, the demographic and economic factors present in the AAs, and in comparison to similarly situated institutions insured by the Federal Deposit Insurance Corporation (FDIC). The similarly situated institutions, as shown in Table 2, were selected based on asset size, loan portfolio mix, and operating location in proximity to the delineated AAs.

The bank's LTD ratio is reasonable. While Citizens 1st's LTD is lower than similarly situated institutions, additional context was considered. The bank operates in rural and underserved areas where banking services are limited. As such, Citizens 1st maintains a large volume of public deposits from local municipalities. This service supports banking needs in these areas; however, the state of Texas requires financial institutions to collateralize such deposits, limiting the ability to lend against them. In addition, Citizens 1st originates mortgage loans that are sold on the secondary market. These loans address credit needs; however, they are not reflected in the bank's loan portfolio or included in the LTD calculation. As such, the LTD ratio does not fully reflect the bank's efforts to meet credit needs. Lastly, the bank's LTD ratio increased 22.2 percentage points compared to the prior evaluation, demonstrating increased initiative to extend credit. Considering this additional context, Citizens 1st's LTD ratio is reasonable despite being lower than similarly situated financial institutions.

Table 2

Comparative LTD Ratios January 1, 2023 – September 30, 2025			
Institution	**Location**	**Asset Size $(000)**	**LTD Ratio (%) 11-Quarter Average**
Citizens 1st Bank	Tyler, Texas	763,402	71.6
Similarly Situated Institutions			
American State Bank	Arp, Texas	673,979	89.6
Texas Bank	Henderson, Texas	930,639	86.7
UBank	Huntington, Texas	873,808	90.5

Assessment Area Concentration

This performance criterion evaluates the percentage of lending extended inside and outside of the AAs. Citizens 1st originated a majority of loans, by number and dollar amount, inside the AAs, which reflects well on its performance to meet credit needs of the communities it serves. As reflected in Table 3, the bank originated 77.8 percent and 66.8 percent of HMDA loans by number and dollar amount, respectively, inside the AAs. However, the majority of the bank's small business loans by dollar amount, at 71.9 percent, were originated outside of the AAs. This did not significantly impact the evaluation because less weight is generally placed on the dollar amount than the number of loans extended, as a small number of large dollar loans can skew this ratio.

Table 3

Lending Inside and Outside the Assessment Area								
Loan Types	**Inside**				**Outside**			
	#	**#%**	**$(000s)**	**$%**	**#**	**#%**	**$(000s)**	**$%**
Home Improvement	9	75.0	1,125	78.4	3	25.0	310	21.6
Home Purchase - Conventional	36	73.5	9,165	52.4	13	26.5	8,340	47.6
Multi-Family Housing	4	66.7	18,370	73.3	2	33.3	6,682	26.7
Other Purpose Closed-End	4	100.0	240	100.0	0	0.0	0	0.0
Refinancing	10	100.0	1,923	100.0	0	0.0	0	0.0
Total HMDA	**63**	**77.8**	**30,823**	**66.8**	**18**	**22.2**	**15,332**	**33.2**
Total Small Business	**28**	**52.8**	**5,244**	**28.1**	**25**	**47.2**	**13,400**	**71.9**
TOTAL LOANS	**91**	**67.9**	**36,067**	**55.7**	**43**	**32.1**	**28,732**	**44.3**

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. Distribution of loans reflects reasonable distribution in the Tyler MSA AA and excellent distribution in the Cherokee and Nacogdoches Counties Nonmetropolitan AA.

When evaluating the geographic distribution of HMDA loans, examiners analyzed the bank's total HMDA lending rather than considering individual HMDA products because the low volume of lending in individual products would not allow meaningful conclusions to be drawn on an individual product analysis.

Borrower Distribution of Loans

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

When evaluating the borrower distribution of HMDA loans, examiners analyzed the bank's total HMDA lending rather than considering individual HMDA products because the low volume of lending in individual products would not allow meaningful conclusions to be drawn on an individual product analysis.

COMMUNITY DEVELOPMENT TEST

The Community Development Test evaluates the bank's responsiveness to the CD needs of its AAs through CD loans, investments, and services, considering the institution's capacity and the need and availability of such opportunities in the AAs.

Citizens 1st's overall Community Development Test performance is Satisfactory, demonstrating adequate responsiveness to CD needs and opportunities in the AAs. As shown in Table 4, two prior period investments benefited an area broader than the AAs. These investments received consideration due to the economic interconnection between the broader area and the bank's AAs. For a detailed analysis of CD activity, see the Community Development Test section of the respective AAs.

Table 4

Community Development Activity									
Area	Community Development Loans		Qualified Investments						Community Development Services
			Investments		Donations		Total Investments		
	#	$(000)	#	$(000)	#	$(000)	#	$(000)	Hours
Tyler MSA AA	1	1,850	3	418	58	144	61	562	348
Cherokee and Nacogdoches Counties Nonmetropolitan AA	3	1,540	1	117	57	71	58	188	522
Broader Statewide / Regional Area	0	0	2	1,665	0	0	2	1,665	0
Totals	**4**	**3,390**	**6**	**2,200**	**115**	**214**	**121**	**2,414**	**870**

Note: Dollar amounts may not total due to rounding. Activities included in this table have a purpose, mandate, or function, or are to an organization with a purpose, mandate, or function of serving one or more of the bank's assessment areas. This includes activities or organizations with a nationwide reach that have a purpose, mandate, or function of serving one or more of the bank's assessment areas.

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.

TYLER METROPOLITAN STATISTICAL AREA ASSESSMENT AREA

Metropolitan Area
(Full-Scope Review)

DESCRIPTION OF THE INSTITUTION'S OPERATIONS

The Tyler MSA AA consists of Smith County, which represents the entirety of the Tyler, Texas MSA in East Texas (see Appendix A for additional demographic data).

- The AA delineation has not changed since the previous evaluation.
- According to 2020 American Community Survey (ACS) data, the AA consists of one low-, 16 moderate-, 23 middle-, 14 upper-, as well as two unknown-income census tracts.
- The bank operates one full-service location, which serves as its main office, with one cash-only ATM.
- As of June 30, 2024, Citizens 1st ranked 10th out of 25 FDIC-insured depository institutions operating in the AA, holding 2.8 percent of the deposit market share. Of the bank's total deposits, 49.5 percent are held in the AA.
- In 2024, Citizens 1st ranked 25th of 344 institutions that originated or purchased HMDA-reportable loans in the AA. The top three HMDA reporters originated 17.5 percent of the HMDA-reportable loans in the AA and include Rocket Mortgage (6.4 percent), United Shore Financial Service (6.1 percent), and Altra Federal Credit Union (5.0 percent). Citizens 1st originated 0.8 percent of home mortgage loans.
- According to community representatives, financial institutions in the area are aware of and engaged in meeting credit needs; however, challenges persist for LMI residents. For example, community banks and credit unions offer financial literacy courses, but those who would benefit most cannot attend because they work two or three jobs to make ends meet. Another representative noted that affordable housing in the AA is limited and wait lists for government-sponsored affordable housing programs are long. The representative also noted that the economy in Tyler is growing, which provides ample opportunities for small business lending.

Table 5

Tyler MSA 2024 Population Change			
Area	**2015 Population**	**2020 Population**	**Percent Change**
Tyler MSA	217,552	233,479	7.3
Texas	26,538,614	29,145,505	9.8

Source: 2011-2015 U.S. Census Bureau American Community Survey
2020 U.S. Census Bureau Decennial Census

- As shown in Table 5, the AA population increased by 7.3 percent between 2015 and 2020. However, this growth slightly lags that of the state of Texas, indicating that other parts of Texas are growing at a faster rate.
- According to ACS data, approximately 53,943 families reside in the AA.
- Tyler Junior College and The University of Texas at Tyler (UT Tyler), with an approximate combined enrollment of 22,500 students in 2024, are both located in the AA. UT Tyler reported its largest enrollment in 2024, up 7.8 percent from the previous year.

Table 6

Tyler MSA 2024 Median Family Income Change			
Area	**2015 Median Family Income**	**2020 Median Family Income**	**Percent Change**
Tyler MSA	63,176	73,199	15.9
Texas	68,523	76,073	11.0

Source: 2011 - 2015 U.S. Census Bureau American Community Survey
2016 - 2020 U.S. Census Bureau American Community Survey
Median Family Incomes have been inflation-adjusted and are expressed in 2020 dollars.

- As shown in Table 6, the AA's median family income (MFI) growth exceeded that of the state between 2015 and 2020. However, it remains lower than the state average, indicating that residents earn more in other areas of the state than in the AA despite the growth experienced.
- Of the families residing in the AA, 38.5 percent are considered LMI based on family income.
- Approximately 9.9 percent of AA families live below the poverty level, which is slightly lower than the state average of 10.9 percent.
- A community representative noted that local wages have not kept pace with statewide wage growth or inflation.

Table 7

Tyler MSA 2024 Housing Cost Burden						
	Cost Burden - Renters			**Cost Burden - Owners**		
Area	**Low-Income**	**Moderate-Income**	**All Renters**	**Low-Income**	**Moderate-Income**	**All Owners**
Tyler MSA	78.4	45.5	39.4	50.9	33.6	17.7
Texas	79.4	49.8	43.5	59.0	32.7	19.4

Cost burden is housing cost that equals 30 percent or more of household income.
Source: U.S. Department of Housing and Urban Development (HUD), 2017-2021 Comprehensive Housing Affordability Strategy

- As shown in Table 7, LMI homeowners in the AA are less likely to spend more than 30 percent of their household income on housing expenses than renters. This indicates that it is more economical for LMI families to purchase a home rather than rent. However, downpayment and underwriting requirements act as barriers to homeownership for LMI families. In addition, the high cost of property tax and homeowner insurance costs has a significant impact on LMI families' ability to purchase and maintain homeownership.

- The percentage of LMI renters and low-income homeowners who are burdened by housing cost is lower in the AA than statewide, indicating that AA housing is generally more affordable. On the other hand, the percentage of moderate-income homeowners who are burdened by housing cost is slightly higher than in the state of Texas, indicating that housing for these homeowners is less affordable.
- As illustrated in Table A-1 in Appendix A, there is a total of 1,879 housing units in the AA's low-income census tracts, 28.2 percent of which are owner-occupied, 47.0 percent are rentals, and 24.8 percent are vacant. In moderate-income census tracts, there is a total of 22,936 housing units, of which 42.9 percent are owner-occupied, 39.6 percent are rentals, and 17.5 percent are vacant. Thus, there is a low number of housing units in low-income tracts, and within those tracts, there is a low percentage of owner-occupied units.
- The AA's median age of housing stock is 61 years in low-income census tracts compared to 37 years in upper-income census tracts. This older housing stock in low-income areas is more likely to require maintenance and repairs, which may increase demand for home improvement financing. However, increased interest rates may have a limiting effect on that demand.
- A community representative noted that the cost-of-living challenges for LMI residents are often compounded by unaffordable rent costs.

Table 8

Tyler MSA 2024 Unemployment Rates					
Area	**2020**	**2021**	**2022**	**2023**	**2024**
Tyler MSA	6.8	5.2	3.8	3.7	3.8
Texas	7.7	5.6	3.9	4.0	4.1
Source: Bureau of Labor Statistics (BLS), Local Area Unemployment Statistics					

- As shown in Table 8, unemployment levels in the AA steadily declined since 2020 and trended slightly below the statewide rate throughout the review period.
- Major employment industries within the AA include health care and social assistance, retail trade, and accommodation and food services.
- The largest employers in the AA include Christus Mother Francis Hospital and University of Texas Health East Texas employing more than 4,500 individuals each.

CONCLUSIONS WITH RESPECT TO PERFORMANCE TESTS

LENDING TEST

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 distribution of home mortgage lending is excellent, and the distribution of small business lending is poor. Home mortgage lending carried more weight in the overall conclusions given that the bank originated a smaller volume of small business loans in the AA during the review period.

Home Mortgage Lending

The geographic distribution of home mortgage lending is excellent and reasonably distributed throughout the AA, with no conspicuous gaps identified. The distribution of home mortgage lending in low-income census tracts was above aggregate HMDA-reporters lending data and above the demographic figure. There are limited opportunities for home mortgage lending in low-income tracts, as only 1.8 percent of census tracts within the AA are classified as low-income, and only 1.0 percent of owner-occupied housing units are in low-income census tracts. The fact that Citizens 1st outperformed both aggregate HMDA data and the demographic figure in low-income census tracts reflects well on the bank's efforts to meet the credit needs in the AA. Moreover, the distribution of home mortgage lending in moderate-income tracts was above aggregate lending data and comparable to the demographic figure. Citizens 1st is not necessarily a leader in home mortgage lending in the AA, as they originated only 0.8 percent of home mortgage loans in 2024. Nevertheless, the bank demonstrates commitment to meeting the credit needs in LMI areas by exceeding the lending performance of aggregate HMDA reporters.

Table 9 (1 of 2)

Distribution of 2024 Home Mortgage Lending By Income Level of Geography Assessment Area: Tyler MSA							
Geographic Income Level	Bank And Aggregate Loans						Owner-Occupied Units %
	Bank		Agg	Bank		Agg	
	#	#%	#%	$000	$%	$%	
Home Purchase Loans							
Low	0	0.0	1.4	0	0.0	0.9	1.0
Moderate	5	25.0	15.8	521	9.3	11.3	18.8
Middle	10	50.0	46.8	2,891	51.9	44.6	44.6
Upper	5	25.0	35.2	2,161	38.8	42.5	34.5
Unknown	0	0.0	0.7	0	0.0	0.6	1.1
Total	20	100.0	100.0	5,573	100.0	100.0	100.0
Refinance Loans							
Low	0	0.0	1.6	0	0.0	1.0	1.0
Moderate	1	16.7	16.9	91	5.5	13.0	18.8
Middle	4	66.7	42.6	986	59.9	40.9	44.6
Upper	1	16.7	37.6	570	34.6	44.4	34.5
Unknown	0	0.0	1.2	0	0.0	0.8	1.1
Total	6	100.0	100.0	1,647	100.0	100.0	100.0
Home Improvement Loans							
Low	0	0.0	1.7	0	0.0	2.3	1.0
Moderate	1	20.0	18.2	100	10.8	19.0	18.8
Middle	2	40.0	41.3	679	73.5	37.5	44.6
Upper	2	40.0	38.4	145	15.7	40.6	34.5
Unknown	0	0.0	0.4	0	0.0	0.6	1.1
Total	5	100.0	100.0	924	100.0	100.0	100.0
Multifamily Loans							Multi-family Units %
Low	0	0.0	0.0	0	0.0	0.0	4.5
Moderate	0	0.0	18.4	0	0.0	7.3	43.2
Middle	1	25.0	60.5	950	5.2	77.0	33.4
Upper	3	75.0	21.1	17,420	94.8	15.7	19.0
Unknown	0	0.0	0.0	0	0.0	0.0	0.0
Total	4	100.0	100.0	18,370	100.0	100.0	100.0
Total Home Mortgage Loans							Owner-Occupied Units %
Low	1	2.7	1.4	85	0.3	0.8	1.0
Moderate	7	18.9	16.0	712	2.7	11.4	18.8
Middle	17	45.9	45.9	5,506	20.6	47.0	44.6
Upper	12	32.4	35.9	20,366	76.4	40.1	34.5
Unknown	0	0.0	0.8	0	0.0	0.6	1.1
Total	37	100.0	100.0	26,669	100.0	100.0	100.0

Source: 2024 FFIEC Census Data
2016 - 2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

Table 9 (2 of 2)

Distribution of 2024 Home Mortgage Lending By Income Level of Geography Assessment Area: Tyler MSA							
Geographic Income Level	Bank And Aggregate Loans						Owner-Occupied Units %
	Bank		Agg	Bank		Agg	
	#	#%	#%	$000	$%	$%	
Other Purpose LOC							
Low	0	0.0	0.0	0	0.0	0.0	1.0
Moderate	0	0.0	10.5	0	0.0	13.2	18.8
Middle	0	0.0	48.7	0	0.0	40.1	44.6
Upper	0	0.0	40.8	0	0.0	46.7	34.5
Unknown	0	0.0	0.0	0	0.0	0.0	1.1
Total	0	0.0	100.0	0	0.0	100.0	100.0
Other Purpose Closed/Exempt							
Low	1	50.0	1.3	85	54.8	1.1	1.0
Moderate	0	0.0	11.8	0	0.0	18.3	18.8
Middle	0	0.0	44.4	0	0.0	34.1	44.6
Upper	1	50.0	41.8	70	45.2	46.2	34.5
Unknown	0	0.0	0.7	0	0.0	0.3	1.1
Total	2	100.0	100.0	155	100.0	100.0	100.0
Purpose Not Applicable							
Low	0	0.0	0.0	0	0.0	0.0	1.0
Moderate	0	0.0	44.4	0	0.0	51.5	18.8
Middle	0	0.0	44.4	0	0.0	20.5	44.6
Upper	0	0.0	11.1	0	0.0	28.0	34.5
Unknown	0	0.0	0.0	0	0.0	0.0	1.1
Total	0	0.0	100.0	0	0.0	100.0	100.0

Source: 2024 FFIEC Census Data
2016 - 2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

<u>Small Business Lending</u>

The geographic distribution of small business lending is poor. The distribution of small business lending in low-income census tracts fell below aggregate lending data and below the demographic figure. During the review period, Citizens 1st did not originate any small business loans in low-income census tracts. As previously mentioned, there are limited opportunities for lending in low-income tracts, as only 1.8 percent of census tracts within the AA are classified as low-income. The distribution of small business lending in moderate-income tracts fell below aggregate lending data and below the demographic figure. As shown in Table 10, 24.5 percent of small businesses in the AA operate in moderate-income census tracts. Moreover, aggregate CRA reporters originated 18.1 and 18.3 percent of small business loans to businesses in moderate-income census tracts during the two years reviewed. While Citizens 1st is not a CRA reporter, this information indicates demand for small business loans in moderate-income census tracts. The fact that Citizens 1st made only one loan to small businesses in LMI geographies reflects poorly on its overall efforts to meet credit needs in the AA.

Overall, the bank's performance in small business loans carried less weight in the overall analysis due to the bank's limited small business lending.

Table 10

Distribution of 2023 and 2024 Small Business Lending By Income Level of Geography Assessment Area: Tyler MSA													
Geographic Income Level	Bank And Aggregate Loans By Year												Total Businesses %
	2023						2024						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Low	0	0.0	2.2	0	0.0	2.4	0	0.0	1.7	0	0.0	2.4	2.2
Moderate	0	0.0	18.1	0	0.0	16.6	1	8.3	18.3	23	1.9	17.5	24.5
Middle	7	77.8	43.6	1,725	67.8	42.6	4	33.3	43.7	492	41.4	44.0	42.1
Upper	2	22.2	33.4	820	32.2	30.0	7	58.3	34.3	674	56.7	30.4	30.5
Unknown	0	0.0	2.0	0	0.0	8.3	0	0.0	1.5	0	0.0	5.6	0.6
Tract-Unk	0	0.0	0.7	0	0.0	0.1	0	0.0	0.5	0	0.0	0.1	
Total	9	100.0	100.0	2,545	100.0	100.0	12	100.0	100.0	1,189	100.0	100.0	100.0

Source: 2024 FFIEC Census Data
2024 Dun & Bradstreet Data
2016 - 2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

Borrower Distribution of Loans

The bank's lending has a reasonable distribution among individuals of different income levels and businesses of different sizes. Distribution of lending to small businesses is excellent while distribution of home mortgages to LMI borrowers is poor.

Home Mortgage Lending

The borrower distribution of home mortgage lending is poor. The distribution of home mortgage lending to low-income borrowers is below aggregate HMDA reporters and below the demographic figure. As illustrated in Table 11, Citizens 1st did not originate loans to low-income borrowers in 2024. The distribution of home mortgage lending to moderate-income borrowers is also below aggregate lending data and below the demographic figure. Aggregate HMDA reporters also struggled to make loans to LMI borrowers, although their performance came closer to the demographic figure. A community representative remarked that entry level housing costs a minimum of $200,000, which may exceed what LMI borrowers can afford. Moreover, the high cost of property taxes and homeowners' insurance has a greater impact on LMI homeowners, who are more likely to struggle financially with the increasing cost of homeownership. Despite these challenges, the performance of aggregate lenders indicates reasonable demand for home mortgage lending among LMI borrowers in the AA, and the bank's performance falls short in this regard.

Table 11 (1 of 2)

Distribution of 2024 Home Mortgage Lending By Borrower Income Level Assessment Area: Tyler MSA							
Borrower Income Level	Bank And Aggregate Loans						Families by Family Income %
	Bank		Agg	Bank		Agg	
	#	#%	#%	$0	$%	$%	
Home Purchase Loans							
Low	0	0.0	3.6	0	0.0	1.5	21.0
Moderate	3	15.0	14.0	543	9.7	8.7	17.5
Middle	1	5.0	21.0	296	5.3	16.7	21.2
Upper	9	45.0	36.4	2,780	49.9	49.1	40.3
Unknown	7	35.0	25.0	1,954	35.1	23.9	0.0
Total	20	100.0	100.0	5,573	100.0	100.0	100.0
Refinance Loans							
Low	0	0.0	5.2	0	0.0	2.1	21.0
Moderate	0	0.0	12.5	0	0.0	6.6	17.5
Middle	1	16.7	17.2	178	10.8	12.4	21.2
Upper	4	66.7	37.7	1,378	83.7	45.0	40.3
Unknown	1	16.7	27.4	91	5.5	33.8	0.0
Total	6	100.0	100.0	1,647	100.0	100.0	100.0
Home Improvement Loans							
Low	0	0.0	8.7	0	0.0	4.6	21.0
Moderate	0	0.0	15.7	0	0.0	11.4	17.5
Middle	0	0.0	17.4	0	0.0	16.2	21.2
Upper	4	80.0	46.3	824	89.2	51.9	40.3
Unknown	1	20.0	12.0	100	10.8	15.8	0.0
Total	5	100.0	100.0	924	100.0	100.0	100.0
Total Home Mortgage Loans							
Low	0	0.0	4.4	0	0.0	1.7	21.0
Moderate	3	9.1	14.0	543	6.5	8.5	17.5
Middle	2	6.1	20.1	474	5.7	15.9	21.2
Upper	19	57.6	37.6	5,137	61.9	48.7	40.3
Unknown	9	27.3	23.9	2,145	25.8	25.1	0.0
Total	33	100.0	100.0	8,299	100.0	100.0	100.0

Source: 2024 FFIEC Census Data
2016 - 2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.
Multifamily loans are not included in the borrower distribution analysis

Table 11 (2 of 2)

Distribution of 2024 Home Mortgage Lending By Borrower Income Level Assessment Area: Tyler MSA							
Borrower Income Level	Bank And Aggregate Loans						Families by Family Income %
	Bank		Agg	Bank		Agg	
	#	#%	#%	$0	$%	$%	
Other Purpose LOC							
Low	0	0.0	3.9	0	0.0	3.5	21.0
Moderate	0	0.0	14.5	0	0.0	9.2	17.5
Middle	0	0.0	22.4	0	0.0	14.5	21.2
Upper	0	0.0	50.0	0	0.0	62.3	40.3
Unknown	0	0.0	9.2	0	0.0	10.5	0.0
Total	0	0.0	100.0	0	0.0	100.0	100.0
Other Purpose Closed/Exempt							
Low	0	0.0	10.5	0	0.0	7.9	21.0
Moderate	0	0.0	19.0	0	0.0	16.9	17.5
Middle	0	0.0	19.6	0	0.0	13.0	21.2
Upper	2	100.0	47.7	155	100.0	57.0	40.3
Unknown	0	0.0	3.3	0	0.0	5.1	0.0
Total	2	100.0	100.0	155	100.0	100.0	100.0
Purpose Not Applicable							
Low	0	0.0	0.0	0	0.0	0.0	21.0
Moderate	0	0.0	0.0	0	0.0	0.0	17.5
Middle	0	0.0	0.0	0	0.0	0.0	21.2
Upper	0	0.0	0.0	0	0.0	0.0	40.3
Unknown	0	0.0	100.0	0	0.0	100.0	0.0
Total	0	0.0	100.0	0	0.0	100.0	100.0

Source: 2024 FFIEC Census Data
2016 - 2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.
Multifamily loans are not included in the borrower distribution analysis

Small Business Lending

The borrower distribution of small business lending is excellent. The distribution of small business lending to businesses with annual revenues of $1 million or less was above aggregate lending data and above the demographic figure. Citizens 1st's performance significantly outpaced aggregate CRA reporters even though CRA reporters are generally larger financial institutions with more resources for marketing and sales. This performance indicates a strong understanding of the small business credit needs and a commitment to meeting those needs.

A community representative serving small businesses in the AA highlighted that many businesses struggle to find traditional financing for small dollar loans. In this regard, approximately 83.3 percent of the bank's loans were for amounts less than $250,000 in

2024, although this percentage was less in 2023. This further emphasizes the bank's efforts to meet small business credit needs in the AA and reflects well on the bank's overall performance.

Table 12

Distribution of 2023 and 2024 Small Business Lending By Revenue Size of Businesses
Assessment Area: Tyler MSA

	Bank And Aggregate Loans By Year												Total Businesses %
	2023						2024						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
By Revenue													
$1 Million or Less	8	88.9	53.8	2,045	80.4	35.9	12	100.0	50.8	1,189	100.0	36.2	92.1
Over $1 Million	1	11.1		500	19.6		0	0.0		0	0.0		6.7
Revenue Unknown	0	0.0		0	0.0		0	0.0		0	0.0		1.2
Total	9	100.0		2,545	100.0		12	100.0		1,189	100.0		100.0
By Loan Size													
$100,000 or Less	4	44.4	89.2	205	8.1	31.3	7	58.3	90.0	249	20.9	33.2	
$100,001 - $250,000	0	0.0	5.4	0	0.0	17.1	3	25.0	5.5	353	29.7	19.3	
$250,001 - $1 Million	5	55.6	5.5	2,340	91.9	51.6	2	16.7	4.5	587	49.4	47.5	
Total	9	100.0	100.0	2,545	100.0	100.0	12	100.0	100.0	1,189	100.0	100.0	
By Loan Size and Revenues $1 Million or Less													
$100,000 or Less	4	50.0		205	10.0		7	58.3		249	20.9		
$100,001 - $250,000	0	0.0		0	0.0		3	25.0		353	29.7		
$250,001 - $1 Million	4	50.0		1,840	90.0		2	16.7		587	49.4		
Total	8	100.0		2,045	100.0		12	100.0		1,189	100.0		

Source: 2024 FFIEC Census Data
2024 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 considering Citizens 1st's capacity and the need and availability of CD opportunities in the AA. As indicated in Table 13, the bank originated one CD loan totaling $1.8 million to help purchase and maintain a healthcare facility providing affordable care in East Texas.

Citizens 1st made three affordable housing investments totaling approximately $418,000 in the AA. Additionally, the bank donated approximately $144,000 to various organizations providing community services targeted to LMI individuals in the AA, including school districts and youth programs. This focus reflects the bank's commitment to youth education and CD, investing in opportunities that allow individuals to flourish and remain in their community rather than seeking opportunities elsewhere. This approach is particularly vital in rural areas where retaining talented residents strengthens the long-term economic stability of the region.

Citizen 1st employees dedicated 348 service hours within the AA. Bank employees maintained strategic partnerships by participating on the board of a school district where the majority of students qualify for free and reduced-priced lunches. Through this role, the institution helped provide innovative educational resources to students, directly aligning with its identified assessment of community needs.

Table 13

Community Development Activity Assessment Area: Tyler MSA									
Community Development Purpose	Community Development Loans		Qualified Investments						Community Development Services
			Investments		Donations		Total Investments		
	#	$(000)	#	$(000)	#	$(000)	#	$(000)	Hours
Affordable Housing	0	0	3	418	0	0	3	418	0
Community Services	1	1,850	0	0	55	139	55	139	348
Economic Development	0	0	0	0	3	5	3	5	0
Revitalization and Stabilization	0	0	0	0	0	0	0	0	0
AA Totals	1	1,850	3	418	58	144	61	562	348

Note: Dollar amounts may not total due to rounding.
Activities included in this table have a purpose, mandate, or function, or are to an organization with a purpose, mandate, or function of serving the bank's assessment area. [This includes activities or organizations with a broader statewide or regional or nationwide reach that have a purpose, mandate, or function of serving the bank's assessment area.]

CHEROKEE AND NACOGDOCHES COUNTIES NONMETROPOLITAN ASSESSMENT AREA

Nonmetropolitan Area
(Full-Scope Review)

DESCRIPTION OF THE INSTITUTION'S OPERATIONS

The bank's Cherokee and Nacogdoches Counties Nonmetropolitan AA consists of the entirety of Cherokee and Nacogdoches counties in East Texas (see Appendix A for additional demographic data).

- The AA delineation has not changed since the previous evaluation.
- According to 2020 ACS data, the AA includes one low-, five moderate-, 20 middle-, four upper-, and one unknown-income census tracts.
- Nine of the middle-income census tracts (located within Nacogdoches County) were designated as distressed in 2023 and 2024 due to elevated poverty levels.
- The bank operates three cash-only ATMs and three full-service branch locations within the AA. Teo of the branches are in middle-income census tracts and the remaining one in an upper-income census tract.
- As of June 30, Citizens 1st ranked fourth out of 11 FDIC-insured depository institutions operating in the AA, holding 10.6 percent of the deposit market share. Of the bank's total deposits, 50.5 percent are held in the AA.
- In 2024, the bank ranked 12th of 194 institutions that originated or purchased HMDA-reportable loans in the AA with 1.6 percent of the total HMDA-reportable loans in the AA. The top three HMDA reporters in the AA include Austin Bank, Commercial Bank of Texas, and 21st Mortgage Corporation.
- Community representatives noted that financial literacy is a need both for individuals and business owners in the AA. Local financial institutions offer courses, although some are more engaged than others. The contact recognized that community development financial institutions (CDFIs) are very involved and supportive in the area.

Table 14

Cherokee and Nacogdoches Counties Nonmetropolitan 2024 Analysis Year			
Area	**2015 Population**	**2020 Population**	**Percent Change**
Cherokee and Nacogdoches Counties Nonmetropolitan	116,698	115,065	-1.4
Cherokee County, TX	51,167	50,412	-1.5
Nacogdoches County, TX	65,531	64,653	-1.4
NonMSA Texas	2,903,260	2,895,576	-0.3
Texas	26,538,614	29,145,505	9.8
Source: 2011-2015 U.S. Census Bureau American Community Survey 2020 U.S. Census Bureau Decennial Census			

- As shown in Table 14, population in the AA decreased slightly between 2015 and 2020. This aligns with other non-metropolitan areas in Texas, which also experienced a population decline, though less pronounced than that of the AA. In contrast, the state of Texas experienced a strong increase in population between 2015 and 2020, indicating that people are relocating to metropolitan areas from Texas' rural areas and from out of state.
- According to ACS data, approximately 29,345 families reside in the AA.
- The AA population is most heavily concentrated in the city of Nacogdoches, where approximately 28.0 percent of the population resides. The economic hub of Cherokee County, Jacksonville, holds approximately 12.2 percent of the AA's population.
- Two colleges, Stephen F. Austin University (SFA) and Jacksonville College, are in the AA. While not reflected in the tables, a community representative indicated that SFA received an unprecedented influx of students in 2025 and much of the AA population is comprised of either university students or employees. According to the university's early enrollment data, SFA welcomed nearly 2,800 first-time undergraduate students for the 2025 fall semester, up 31 percent when compared to 2024. The combined population among the colleges and universities represents approximately 9 percent of the total AA population. While these universities attract students and bolster the population, students have unique credit needs, such as student loans and credit establishment. These needs may not align with smaller community bank's strategic focus and resources.

Table 15

Cherokee and Nacogdoches Counties Nonmetropolitan 2024 Analysis Year			
Area	**2015 Median Family Income**	**2020 Median Family Income**	**Percent Change**
Cherokee and Nacogdoches Counties Nonmetropolitan	55,218	57,597	4.3%
Cherokee County, TX	51,850	56,866	9.7%
Nacogdoches County, TX	58,609	59,709	1.9%
NonMSA Texas	57,219	61,809	8.0%
Texas	68,523	76,073	11.0%

Source: 2011 - 2015 U.S. Census Bureau American Community Survey
2016 - 2020 U.S. Census Bureau American Community Survey
Median Family Incomes have been inflation-adjusted and are expressed in 2020 dollars.

- As shown in Table 15, the AA MFI increased moderately between 2015 and 2020. The increase is primarily driven by growth in Cherokee County, where income growth significantly outpaced that of Nacogdoches County, and slightly outpaced the growth in other non-MSA areas across the state.
- Of the families in the AA, 41.6 percent are considered LMI based on family income.
- Approximately 14.4 percent of families live below the poverty level, which is higher than the statewide average at 10.9 percent. A higher percentage of

families in Nacogdoches County live below the poverty level (16.6 percent) than in Cherokee County (12.0 percent).

- In 2023 and 2024, 45.0 percent of middle-income census tracts in Nacogdoches County were designated as distressed due to poverty.

Table 16

Cherokee and Nacogdoches Counties Nonmetropolitan 2024 Analysis Year						
Area	Cost Burden - Renters			Cost Burden - Owners		
	Low-Income	Moderate-Income	All Renters	Low-Income	Moderate-Income	All Owners
Cherokee and Nacogdoches Counties Nonmetropolitan	72.2	44.8	46.2	50.5	27.8	14.9
Cherokee County, TX	57.9	32.9	33.5	44.5	32.5	16.1
Nacogdoches County, TX	78.1	50.7	52.3	56.8	22.3	13.7
NonMSA Texas	66.4	38.0	37.0	49.8	21.3	16.1
Texas	79.4	49.8	43.5	59.0	32.7	19.4

Cost burden is housing cost that equals 30 percent or more of household income.
Source: U.S. Department of Housing and Urban Development (HUD), 2017-2021 Comprehensive Housing Affordability Strategy

- As shown in Table 16, In the AA, LMI homeowners are less likely to spend more than 30 percent of household income on housing expenses than renters. This indicates that it is more economical for low-income families to purchase a home rather than rent. However, downpayment requirements and underwriting standards may act as barriers to homeownership for LMI families. In addition, the high cost of property tax and homeowner insurance costs has a significant impact on LMI families' ability to purchase and maintain home ownership.
- The cost burden for renters and homeowners in the AA was higher than that of the nonmetropolitan geographies in the state but below the statewide averages.
- There is a total of 1,355 housing units in the AA's low-income census tracts, 23.8 percent of which are owner-occupied, 49.2 percent are rentals, and 27.1 percent are vacant. In moderate-income census tracts there is a total of 7,823 housing units, 27.5 percent of which are owner-occupied, 55.5 percent are rentals, and 17.0 percent are vacant. Accordingly, there is a low number of housing units in low-income tracts, and within those tracts, there is a low percentage of owner-occupied units.
- The median age of housing stock is 46 years in low-income census tracts and 58 years in unknown-income census tracts. This is somewhat older than housing units in upper-income census tracts, at 40 years. This older housing stock in low-income areas is more likely to require maintenance and repairs, which may increase demand for home improvement and repair financing. However, increased interest rates may have a limiting effect on this demand.
- A community representative noted that Nacogdoches, as the oldest city in Texas, faces challenges with aging infrastructure, such as roads, bridges, water pipes, and public buildings, reaching or exceeding their designed service life and aging housing stock.

Table 17

Cherokee and Nacogdoches Counties Nonmetropolitan 2024 Analysis Year					
Area	**2020**	**2021**	**2022**	**2023**	**2024**
Cherokee and Nacogdoches Counties Nonmetropolitan	7.1	5.7	4.2	4.2	4.3
Cherokee County, TX	7.8	6.2	4.2	4.2	4.4
Nacogdoches County, TX	6.5	5.4	4.2	4.2	4.3
NonMSA Texas	7.3	6.0	4.3	4.2	4.3
Texas	7.7	5.6	3.9	4.0	4.1
Source: Bureau of Labor Statistics (BLS), Local Area Unemployment Statistics					

- As shown in Table 17, unemployment rates in the AA remained close to Texas non-MSA averages and trended slightly above statewide averages, except for the COVID-19 pandemic in 2020.
- Major employment industries within the AA include retail trade, manufacturing, and accommodation and food services.
- A community representative noted that the recent hospital merger between Nacogdoches Memorial Hospital and Nacogdoches Medical Center was beneficial for the community. The previous closure of one of the hospitals had negatively impacted residents, forcing them to seek medical treatment in Tyler.

CONCLUSIONS WITH RESPECT TO PERFORMANCE TESTS

LENDING TEST

Geographic Distribution of Loans

The bank's geographic distribution of loans reflects excellent distribution among the different census tracts and dispersion throughout the AA. Citizens 1st generally extended loans in proximity to its branches, which is expected as the branches are in the AA cities with the largest volume of housing units and businesses. During the review period, Citizen's 1st originated too few small business loans in the AA to allow a meaningful analysis to be conducted. As a result, the conclusions related to the bank's geographic distribution analysis within the AA are based exclusively upon the distribution of HMDA-reportable lending.

Home Mortgage Lending

The geographic distribution of home mortgage lending is excellent and reasonably distributed throughout the AA, with no conspicuous gaps. The distribution of home mortgage lending in low-income census tracts was above aggregate lending data and above the demographic figure. There is limited opportunity for home mortgage lending in low-income census tracts, as there is only one low-income tract, and only 1.2 percent of owner-occupied units are in this tract. That said, the bank's performance demonstrates a commitment to meet credit needs in low-income credit areas even when aggregate HMDA-reporters fall short of the demographic.

The distribution of home mortgage lending in moderate-income tracts was above aggregate lending data and above the demographic figure. The bank's performance again indicates a strong commitment to understanding and meeting credit needs of its assessment areas. Citizens 1st held 1.6 percent of the HMDA market share in 2024 and competed with banks and mortgage brokers, many of which had more abundant resources dedicated to home lending. Considering this, the bank's lending patterns reflect a commitment to meet credit needs in LMI areas. It is also noteworthy that the bank originated 50.0 percent of home improvement loans in LMI geographies, demonstrating responsiveness to a critical community need. A community representative identified aging housing stock as a pressing issue, and these loans address deteriorating housing conditions and stabilize LMI areas.

Table 18 (1 of 2)

Distribution of 2024 Home Mortgage Lending By Income Level of Geography Assessment Area: Cherokee and Nacogdoches Counties Nonmetropolitan							
Geographic Income Level	Bank And Aggregate Loans						Owner-Occupied Units %
	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	
Home Purchase Loans							
Low	0	0.0	0.5	0	0.0	0.4	1.2
Moderate	4	25.0	7.7	1,278	35.6	5.0	8.0
Middle	7	43.8	69.6	1,032	28.7	67.8	73.7
Upper	5	31.3	20.8	1,282	35.7	25.3	16.4
Unknown	0	0.0	1.3	0	0.0	1.4	0.8
Total	16	100.0	100.0	3,592	100.0	100.0	100.0
Refinance Loans							
Low	0	0.0	1.7	0	0.0	1.0	1.2
Moderate	0	0.0	6.0	0	0.0	4.1	8.0
Middle	3	75.0	73.5	170	61.6	74.4	73.7
Upper	1	25.0	18.4	106	38.4	20.3	16.4
Unknown	0	0.0	0.4	0	0.0	0.2	0.8
Total	4	100.0	100.0	276	100.0	100.0	100.0
Home Improvement Loans							
Low	1	25.0	0.0	25	12.4	0.0	1.2
Moderate	1	25.0	7.0	25	12.4	6.4	8.0
Middle	2	50.0	64.8	151	75.1	61.8	73.7
Upper	0	0.0	28.2	0	0.0	31.9	16.4
Unknown	0	0.0	0.0	0	0.0	0.0	0.8
Total	4	100.0	100.0	201	100.0	100.0	100.0
Multifamily Loans							**Multi-family Units %**
Low	0	0.0	0.0	0	0.0	0.0	2.4
Moderate	0	0.0	30.0	0	0.0	71.0	50.1
Middle	0	0.0	30.0	0	0.0	19.0	27.5
Upper	0	0.0	30.0	0	0.0	8.2	13.0
Unknown	0	0.0	10.0	0	0.0	1.8	7.1
Total	0	0.0	100.0	0	0.0	100.0	100.0
Total Home Mortgage Loans							**Owner-Occupied Units %**
Low	1	3.8	0.6	25	0.6	0.5	1.2
Moderate	5	19.2	7.5	1,303	31.4	7.2	8.0
Middle	13	50.0	69.4	1,388	33.4	66.8	73.7
Upper	7	26.9	21.2	1,438	34.6	24.3	16.4
Unknown	0	0.0	1.2	0	0.0	1.3	0.8
Total	26	100.0	100.0	4,154	100.0	100.0	100.0

Source: 2024 FFIEC Census Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

Table 18 (2 of 2)

Distribution of 2024 Home Mortgage Lending By Income Level of Geography Assessment Area: Cherokee and Nacogdoches Counties Nonmetropolitan							
Geographic Income Level	Bank And Aggregate Loans						Owner Occupied Units %
	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	
Other Purpose LOC							
Low	0	0.0	0.0	0	0.0	0.0	1.2
Moderate	0	0.0	6.3	0	0.0	2.0	8.0
Middle	0	0.0	37.5	0	0.0	29.5	73.7
Upper	0	0.0	50.0	0	0.0	60.8	16.4
Unknown	0	0.0	6.3	0	0.0	7.7	0.8
Total	0	0.0	100.0	0	0.0	100.0	100.0
Other Purpose Closed/Exempt							
Low	0	0.0	0.0	0	0.0	0.0	1.2
Moderate	0	0.0	6.5	0	0.0	5.1	8.0
Middle	1	50.0	84.8	35	41.2	80.0	73.7
Upper	1	50.0	8.7	50	58.8	14.9	16.4
Unknown	0	0.0	0.0	0	0.0	0.0	0.8
Total	2	100.0	100.0	85	100.0	100.0	100.0
Purpose Not Applicable							
Low	0	0.0	0.0	0	0.0	0.0	1.2
Moderate	0	0.0	11.1	0	0.0	2.9	8.0
Middle	0	0.0	44.4	0	0.0	82.0	73.7
Upper	0	0.0	44.4	0	0.0	15.1	16.4
Unknown	0	0.0	0.0	0	0.0	0.0	0.8
Total	0	0.0	100.0	0	0.0	100.0	100.0

Source: 2024 FFIEC Census Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

Small Business Lending

The number of small business loan originations prevented a meaningful analysis from being conducted. The table is presented here for informational purposes but did not impact conclusions regarding lending performance.

Table 19

Distribution of 2023 and 2024 Small Business Lending By Income Level of Geography Assessment Area: Cherokee and Nacogdoches Counties Nonmetropolitan													
Geographic Income Level	Bank And Aggregate Loans By Year												Total Businesses %
	2023						2024						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
Low	0	0.0	2.5	0	0.0	1.3	2	40.0	2.3	76	5.9	2.5	2.9
Moderate	0	0.0	13.8	0	0.0	17.7	0	0.0	14.5	0	0.0	15.1	19.5
Middle	2	100.0	59.8	214	100.0	57.3	1	20.0	60.4	40	3.1	61.3	57.9
Upper	0	0.0	19.7	0	0.0	19.8	1	20.0	18.3	1,000	77.2	17.1	14.6
Unknown	0	0.0	3.6	0	0.0	3.8	1	20.0	4.1	180	13.9	3.8	5.1
Tract-Unk	0	0.0	0.7	0	0.0	0.1	0	0.0	0.5	0	0.0	0.1	
Total	2	100.0	100.0	214	100.0	100.0	5	100.0	100.0	1,296	100.0	100.0	100.0

Source: 2024 FFIEC Census Data
2024 Dun & Bradstreet Data
2016 - 2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

Borrower Distribution of Loans

The bank's lending has a reasonable distribution among individuals of different income levels and businesses of different sizes. As previously noted, home mortgage lending carried more weight in the overall conclusions.

Home Mortgage Lending

The borrower distribution of home mortgage lending is reasonable. The distribution of home mortgage lending to low-income borrowers is comparable to aggregate lending data and below the demographic figure. When comparing lending to demographic and aggregate comparators, aggregate lending is generally a better reflection of loan demand and opportunity. Low-income borrowers are more likely to struggle with downpayment and underwriting requirements. In addition, interest rates have increased since the previous examination, which generally leads to decreased loan demand. While increasing rates impact all borrowers, it is more likely to negatively impact low-income borrowers who have less disposable income.

The distribution of home mortgage lending to moderate-income borrowers is below aggregate lending data and below the demographic figure. Despite being below the demographic and aggregate lender's, the bank's performance is considered reasonable when considering its market share position. Citizens 1st originated only 1.6 percent of the AA's total HMDA-reportable lending. However, the bank still originated 7.7 percent of home mortgage lending to moderate-income borrowers demonstrating a commitment to meet credit needs of all qualified applicants.

Table 20 (1 of 2)

Distribution of 2024 Home Mortgage Lending By Borrower Income Level Assessment Area: Cherokee and Nacogdoches Counties Nonmetropolitan							
Borrower Income Level	Bank And Aggregate Loans						Families by Family Income %
	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	
Home Purchase Loans							
Low	0	0.0	3.2	0	0.0	1.1	24.1
Moderate	1	6.3	12.3	121	3.4	7.1	17.5
Middle	2	12.5	20.7	373	10.4	16.8	19.9
Upper	9	56.3	40.5	2,197	61.2	53.8	38.5
Unknown	4	25.0	23.2	901	25.1	21.1	0.0
Total	16	100.0	100.0	3,592	100.0	100.0	100.0
Refinance Loans							
Low	1	25.0	6.8	25	9.1	2.8	24.1
Moderate	1	25.0	9.0	75	27.2	4.6	17.5
Middle	1	25.0	20.9	106	38.4	15.2	19.9
Upper	1	25.0	38.9	70	25.4	47.3	38.5
Unknown	0	0.0	24.4	0	0.0	30.2	0.0
Total	4	100.0	100.0	276	100.0	100.0	100.0
Home Improvement Loans							
Low	0	0.0	9.9	0	0.0	5.2	24.1
Moderate	0	0.0	14.1	0	0.0	9.6	17.5
Middle	0	0.0	19.7	0	0.0	12.5	19.9
Upper	4	100.0	52.1	201	100.0	63.6	38.5
Unknown	0	0.0	4.2	0	0.0	9.1	0.0
Total	4	100.0	100.0	201	100.0	100.0	100.0
Total Home Mortgage Loans							
Low	1	3.8	4.1	25	0.6	1.6	24.1
Moderate	2	7.7	11.7	196	4.7	6.8	17.5
Middle	5	19.2	20.6	564	13.6	16.3	19.9
Upper	14	53.8	41.4	2,468	59.4	52.9	38.5
Unknown	4	15.4	22.2	901	21.7	22.4	0.0
Total	26	100.0	100.0	4,154	100.0	100.0	100.0

Source: 2024 FFIEC Census Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

Table 20 (2 of 2)

Distribution of 2024 Home Mortgage Lending By Borrower Income Level Assessment Area: Cherokee and Nacogdoches Counties Nonmetropolitan							
Borrower Income Level	**Bank And Aggregate Loans**						**Families by Family Income %**
	Bank		**Agg**	**Bank**		**Agg**	
	#	**#%**	**#%**	**$(000)**	**$%**	**$%**	
Other Purpose LOC							
Low	0	0.0	6.3	0	0.0	11.8	24.1
Moderate	0	0.0	9.4	0	0.0	6.9	17.5
Middle	0	0.0	9.4	0	0.0	3.8	19.9
Upper	0	0.0	68.8	0	0.0	74.6	38.5
Unknown	0	0.0	6.3	0	0.0	2.9	0.0
Total	0	0.0	100.0	0	0.0	100.0	100.0
Other Purpose Closed/Exempt							
Low	0	0.0	4.3	0	0.0	3.8	24.1
Moderate	0	0.0	10.9	0	0.0	9.3	17.5
Middle	2	100.0	28.3	85	100.0	23.1	19.9
Upper	0	0.0	47.8	0	0.0	53.3	38.5
Unknown	0	0.0	8.7	0	0.0	10.6	0.0
Total	2	100.0	100.0	85	100.0	100.0	100.0
Purpose Not Applicable							
Low	0	0.0	0.0	0	0.0	0.0	24.1
Moderate	0	0.0	0.0	0	0.0	0.0	17.5
Middle	0	0.0	0.0	0	0.0	0.0	19.9
Upper	0	0.0	0.0	0	0.0	0.0	38.5
Unknown	0	0.0	100.0	0	0.0	100.0	0.0
Total	0	0.0	100.0	0	0.0	100.0	100.0

Source: 2024 FFIEC Census Data
2016 - 2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.
Multifamily loans are not included in the borrower distribution analysis.

Small Business Lending

The number of small business loans prevented a meaningful analysis from being conducted. The table is presented here for informational purposes but did not impact conclusions regarding lending performance.

Table 21

Distribution of 2023 and 2024 Small Business Lending By Revenue Size of Businesses Assessment Area: Cherokee and Nacogdoches Counties Nonmetropolitan													
	Bank And Aggregate Loans By Year												Total Businesses %
	2023						2024						
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	#	#%	#%	$(000)	$%	$%	
By Revenue													
$1 Million or Less	2	100.0	55.1	214	100.0	43.2	4	80.0	52.1	1,116	86.1	40.2	91.9
Over $1 Million	0	0.0		0	0.0		1	20.0		180	13.9		6.7
Revenue Unknown	0	0.0		0	0.0		0	0.0		0	0.0		1.5
Total	2	100.0		214	100.0		5	100.0		1,296	100.0		100.0
By Loan Size													
$100,000 or Less	1	50.0	90.7	34	15.9	42.0	3	60.0	91.7	116	9.0	45.2	
$100,001 - $250,000	1	50.0	6.2	180	84.1	23.0	1	20.0	5.4	180	13.9	21.3	
$250,001 - $1 Million	0	0.0	3.1	0	0.0	35.0	1	20.0	2.9	1,000	77.2	33.4	
Total	2	100.0	100.0	214	100.0	100.0	5	100.0	100.0	1,296	100.0	100.0	
By Loan Size and Revenues $1 Million or Less													
$100,000 or Less	1	50.0		34	15.9		3	75.0		116	10.4		
$100,001 - $250,000	1	50.0		180	84.1		0	0.0		0	0.0		
$250,001 - $1 Million	0	0.0		0	0.0		1	25.0		1,000	89.6		
Total	2	100.0		214	100.0		4	100.0		1,116	100.0		

Source: 2024 FFIEC Census Data
2024 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 bank addressed CD needs through a combination of qualified loans, investments (including donations), and services as reflected in Table 22 below.

The bank originated two CD loans totaling $1.5 million to provide and rehabilitate affordable multifamily housing for LMI families. Given that affordable housing was mentioned by community contacts as a need within the AA, these loans are considered especially responsive.

In addition to CD lending, Citizens 1st invested approximately $117,000 in an affordable housing project. Moreover, the bank donated approximately $71,000 to various organizations in the AA to advance CD objectives. Charitable contributions with a CD purpose included donations to local schools, non-profit organizations, and hospitals. As previously stated, the majority of Nacogdoches' census tracts were classified as distressed due to poverty during the review period. These donations ensured ongoing operations of charitable and, in some cases (such as the hospital), critical services in the AA. As such, these were particularly impactful in revitalizing and stabilizing vulnerable neighborhoods.

During the review period, Citizens 1st was also very involved in the community through qualified CD services. Bank employees devoted over 500 hours to various organizations. Of note is the bank's service hours and donations toward the Rusk TJC Citizens Promise Program. This program provides scholarships to help graduates of a local school district, where a majority of students qualify for free or reduced-price lunches, attend Tyler Junior College (TJC). Since the start of the Program, over 1,000 students have been able to attend TJC free of charge.

Table 22

Community Development Activity Assessment Area: Cherokee and Nacogdoches Nonmetropolitan									
Community Development Purpose	Community Development Loans		Qualified Investments						Community Development Services
			Investments		Donations		Total Investments		
	#	$(000)	#	$(000)	#	$(000)	#	$(000)	Hours
Affordable Housing	2	1,500	1	117	0	0	1	117	37
Community Services	0	0	0	0	45	65	45	65	271
Economic Development	1	40	0	0	8	5	8	5	208
Revitalization and Stabilization	0	0	0	0	4	2	4	2	7
AA Totals	3	1,540	1	117	57	71	58	188	522

Note: Dollar amounts may not total due to rounding.
Activities included in this table have a purpose, mandate, or function, or are to an organization with a purpose, mandate, or function of serving the bank's assessment area. [This includes activities or organizations with a broader statewide or regional or nationwide reach that have a purpose, mandate, or function of serving the bank's assessment area.]

APPENDIX A – ADDITIONAL DEMOGRAPHIC DATA

Table A-1

2024 Tyler MSA Demographics									
Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income		
	#	%	#	%	#	%	#	%
Low	1	1.8	784	1.5	152	19.4	11,317	21.0
Moderate	16	28.6	12,216	22.6	2,128	17.4	9,450	17.5
Middle	23	41.1	23,722	44.0	2,229	9.4	11,437	21.2
Upper	14	25.0	16,786	31.1	723	4.3	21,739	40.3
Unknown	2	3.6	435	0.8	87	20.0	0	0.0
Total AA	**56**	**100.0**	**53,943**	**100.0**	**5,319**	**9.9**	**53,943**	**100.0**
	Housing Units by Tract	Housing Type by Tract						
		Owner-occupied			Rental		Vacant	
		#	% by tract	% by unit	#	% by unit	#	% by unit
Low	1,879	529	1.0	28.2	884	47.0	466	24.8
Moderate	22,936	9,828	18.8	42.8	9,084	39.6	4,024	17.5
Middle	39,381	23,319	44.6	59.2	10,541	26.8	5,521	14.0
Upper	26,141	18,060	34.5	69.1	4,856	18.6	3,225	12.3
Unknown	785	564	1.1	71.8	144	18.3	77	9.8
Total AA	**91,122**	**52,300**	**100.0**	**57.4**	**25,509**	**28.0**	**13,313**	**14.6**
	Total Businesses by Tract		Businesses by Tract & Revenue Size					
			Less Than or = $1 Million		Over $1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	240	2.2	206	2.1	33	4.6	1	0.8
Moderate	2,619	24.5	2,376	24.2	226	31.7	17	13.4
Middle	4,495	42.1	4,135	42.1	298	41.8	62	48.8
Upper	3,254	30.5	3,055	31.1	153	21.5	46	36.2
Unknown	63	0.6	59	0.6	3	0.4	1	0.8
Total AA	**10,671**	**100.0**	**9,831**	**100.0**	**713**	**100.0**	**127**	**100.0**
Percentage of Total Businesses:				**92.1**		**6.7**		**1.2**
	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	32	19.6	29	18.2	3	75.0	0	0.0
Middle	68	41.7	68	42.8	0	0.0	0	0.0
Upper	59	36.2	58	36.5	1	25.0	0	0.0
Unknown	4	2.5	4	2.5	0	0.0	0	0.0
Total AA	**163**	**100.0**	**159**	**100.0**	**4**	**100.0**	**0**	**0.0**
Percentage of Total Farms:				**97.5**		**2.5**		**0.0**

Source: 2024 FFIEC Census Data
2016 - 2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

Table A-2

2023 Tyler MSA Demographics								
Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low	1	1.8	784	1.5	152	19.4	11,317	21.0
Moderate	16	28.6	12,216	22.6	2,128	17.4	9,450	17.5
Middle	23	41.1	23,722	44.0	2,229	9.4	11,437	21.2
Upper	14	25.0	16,786	31.1	723	4.3	21,739	40.3
Unknown	2	3.6	435	0.8	87	20.0	0	0.0
Total AA	**56**	**100.0**	**53,943**	**100.0**	**5,319**	**9.9**	**53,943**	**100.0**
	Housing Units by Tract	Housing Type by Tract						
		Owner-occupied			Rental		Vacant	
		#	% by tract	% by unit	#	% by unit	#	% by unit
Low	1,879	529	1.0	28.2	884	47.0	466	24.8
Moderate	22,936	9,828	18.8	42.8	9,084	39.6	4,024	17.5
Middle	39,381	23,319	44.6	59.2	10,541	26.8	5,521	14.0
Upper	26,141	18,060	34.5	69.1	4,856	18.6	3,225	12.3
Unknown	785	564	1.1	71.8	144	18.3	77	9.8
Total AA	**91,122**	**52,300**	**100.0**	**57.4**	**25,509**	**28.0**	**13,313**	**14.6**
	Total Businesses by Tract		Businesses by Tract & Revenue Size					
			Less Than or = $1 Million		Over $1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	232	2.0	201	1.9	29	3.9	2	1.7
Moderate	2,762	24.4	2,505	24.0	242	32.3	15	12.4
Middle	4,790	42.3	4,420	42.3	312	41.6	58	47.9
Upper	3,479	30.7	3,270	31.3	164	21.9	45	37.2
Unknown	66	0.6	62	0.6	3	0.4	1	0.8
Total AA	**11,329**	**100.0**	**10,458**	**100.0**	**750**	**100.0**	**121**	**100.0**
Percentage of Total Businesses:				**92.3**		**6.6**		**1.1**
	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	34	19.0	32	18.3	2	66.7	0	0.0
Middle	75	41.9	74	42.3	0	0.0	1	100.0
Upper	65	36.3	64	36.6	1	33.3	0	0.0
Unknown	5	2.8	5	2.9	0	0.0	0	0.0
Total AA	**179**	**100.0**	**175**	**100.0**	**3**	**100.0**	**1**	**100.0**
Percentage of Total Farms:				**97.8**		**1.7**		**0.6**

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

Table A-3

2022 Tyler MSA Demographics								
Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low	1	1.8	784	1.5	152	19.4	11,317	21.0
Moderate	16	28.6	12,216	22.6	2,128	17.4	9,450	17.5
Middle	23	41.1	23,722	44.0	2,229	9.4	11,437	21.2
Upper	14	25.0	16,786	31.1	723	4.3	21,739	40.3
Unknown	2	3.6	435	0.8	87	20.0	0	0.0
Total AA	**56**	**100.0**	**53,943**	**100.0**	**5,319**	**9.9**	**53,943**	**100.0**
	Housing Units by Tract	Housing Type by Tract						
		Owner-occupied			Rental		Vacant	
		#	% by tract	% by unit	#	% by unit	#	% by unit
Low	1,879	529	1.0	28.2	884	47.0	466	24.8
Moderate	22,936	9,828	18.8	42.8	9,084	39.6	4,024	17.5
Middle	39,381	23,319	44.6	59.2	10,541	26.8	5,521	14.0
Upper	26,141	18,060	34.5	69.1	4,856	18.6	3,225	12.3
Unknown	785	564	1.1	71.8	144	18.3	77	9.8
Total AA	**91,122**	**52,300**	**100.0**	**57.4**	**25,509**	**28.0**	**13,313**	**14.6**
	Total Businesses by Tract		Businesses by Tract & Revenue Size					
			Less Than or = $1 Million		Over $1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	243	2.1	209	1.9	32	4.2	2	1.5
Moderate	2,849	24.2	2,584	23.7	248	32.8	17	12.5
Middle	4,970	42.2	4,597	42.2	309	40.9	64	47.1
Upper	3,654	31.0	3,437	31.6	165	21.8	52	38.2
Unknown	64	0.5	61	0.6	2	0.3	1	0.7
Total AA	**11,780**	**100.0**	**10,888**	**100.0**	**756**	**100.0**	**136**	**100.0**
Percentage of Total Businesses:				**92.4**		**6.4**		**1.2**
	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	35	19.8	33	19.2	2	50.0	0	0.0
Middle	71	40.1	70	40.7	0	0.0	1	100.0
Upper	66	37.3	64	37.2	2	50.0	0	0.0
Unknown	5	2.8	5	2.9	0	0.0	0	0.0
Total AA	**177**	**100.0**	**172**	**100.0**	**4**	**100.0**	**1**	**100.0**
Percentage of Total Farms:				**97.2**		**2.3**		**0.6**

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

Table A-4

2024 Cherokee and Nacogdoches Counties Nonmetro Demographics								
Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low	1	3.2	727	2.5	361	49.7	7,070	24.1
Moderate	5	16.1	3,356	11.4	1,062	31.6	5,138	17.5
Middle	20	64.5	20,968	71.5	2,480	11.8	5,829	19.9
Upper	4	12.9	4,114	14.0	268	6.5	11,308	38.5
Unknown	1	3.2	180	0.6	46	25.6	0	0.0
Total AA	**31**	**100.0**	**29,345**	**100.0**	**4,217**	**14.4**	**29,345**	**100.0**
	Housing Units by Tract	Housing Type by Tract						
		Owner-occupied			Rental		Vacant	
		#	% by tract	% by unit	#	% by unit	#	% by unit
Low	1,355	322	1.2	23.8	666	49.2	367	27.1
Moderate	7,823	2,152	8.0	27.5	4,344	55.5	1,327	17.0
Middle	32,813	19,931	73.7	60.7	8,083	24.6	4,799	14.6
Upper	6,737	4,449	16.4	66.0	1,439	21.4	849	12.6
Unknown	1,082	204	0.8	18.9	715	66.1	163	15.1
Total AA	**49,810**	**27,058**	**100.0**	**54.3**	**15,247**	**30.6**	**7,505**	**15.1**
	Total Businesses by Tract		Businesses by Tract & Revenue Size					
			Less Than or = $1 Million		Over $1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	110	2.9	97	2.8	9	3.6	4	7.3
Moderate	737	19.5	669	19.3	61	24.3	7	12.7
Middle	2,186	57.9	1,991	57.4	157	62.5	38	69.1
Upper	549	14.6	532	15.3	12	4.8	5	9.1
Unknown	191	5.1	178	5.1	12	4.8	1	1.8
Total AA	**3,773**	**100.0**	**3,467**	**100.0**	**251**	**100.0**	**55**	**100.0**
Percentage of Total Businesses:				**91.9**		**6.7**		**1.5**
	Total Farms by Tract		Farms by Tract & Revenue Size					
			Less Than or = $1 Million		Over $1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	3	1.6	3	1.7	0	0.0	0	0.0
Moderate	7	3.7	7	3.9	0	0.0	0	0.0
Middle	143	75.3	134	74.0	9	100.0	0	0.0
Upper	36	18.9	36	19.9	0	0.0	0	0.0
Unknown	1	0.5	1	0.6	0	0.0	0	0.0
Total AA	**190**	**100.0**	**181**	**100.0**	**9**	**100.0**	**0**	**0.0**
Percentage of Total Farms:				**95.3**		**4.7**		**0.0**

Source: *2024 FFIEC Census Data*
2016 - 2020 U.S. Census Bureau: American Community Survey
Note: *Percentages may not total 100.0 percent due to rounding.*

Table A-5

2023 Cherokee and Nacogdoches Counties Nonmetro Demographics								
Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low	1	3.2	727	2.5	361	49.7	7,067	24.1
Moderate	5	16.1	3,356	11.4	1,062	31.6	5,138	17.5
Middle	20	64.5	20,968	71.5	2,480	11.8	5,831	19.9
Upper	4	12.9	4,114	14.0	268	6.5	11,309	38.5
Unknown	1	3.2	180	0.6	46	25.6	0	0.0
Total AA	**31**	**100.0**	**29,345**	**100.0**	**4,217**	**14.4**	**29,345**	**100.0**
	Housing Units by Tract	Housing Type by Tract						
		Owner-occupied			Rental		Vacant	
		#	% by tract	% by unit	#	% by unit	#	% by unit
Low	1,355	322	1.2	23.8	666	49.2	367	27.1
Moderate	7,823	2,152	8.0	27.5	4,344	55.5	1,327	17.0
Middle	32,813	19,931	73.7	60.7	8,083	24.6	4,799	14.6
Upper	6,737	4,449	16.4	66.0	1,439	21.4	849	12.6
Unknown	1,082	204	0.8	18.9	715	66.1	163	15.1
Total AA	**49,810**	**27,058**	**100.0**	**54.3**	**15,247**	**30.6**	**7,505**	**15.1**
	Total Businesses by Tract		Businesses by Tract & Revenue Size					
			Less Than or = $1 Million		Over $1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	116	2.9	102	2.8	10	3.8	4	7.5
Moderate	760	19.1	688	18.8	66	24.8	6	11.3
Middle	2,283	57.4	2,084	57.0	162	60.9	37	69.8
Upper	596	15.0	579	15.8	12	4.5	5	9.4
Unknown	223	5.6	206	5.6	16	6.0	1	1.9
Total AA	**3,978**	**100.0**	**3,659**	**100.0**	**266**	**100.0**	**53**	**100.0**
Percentage of Total Businesses:				**92.0**		**6.7**		**1.3**
	Total Farms by Tract		Farms by Tract & Revenue Size					
			Less Than or = $1 Million		Over $1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	3	1.5	3	1.6	0	0.0	0	0.0
Moderate	7	3.6	7	3.7	0	0.0	0	0.0
Middle	145	74.0	136	72.7	9	100.0	0	0.0
Upper	40	20.4	40	21.4	0	0.0	0	0.0
Unknown	1	0.5	1	0.5	0	0.0	0	0.0
Total AA	**196**	**100.0**	**187**	**100.0**	**9**	**100.0**	**0**	**0.0**
Percentage of Total Farms:				**95.4**		**4.6**		**0.0**

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.

Table A-6

2022 Cherokee and Nacogdoches Counties Nonmetro Demographics								
Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low	1	3.2	727	2.5	361	49.7	7,067	24.1
Moderate	5	16.1	3,356	11.4	1,062	31.6	5,138	17.5
Middle	20	64.5	20,968	71.5	2,480	11.8	5,831	19.9
Upper	4	12.9	4,114	14.0	268	6.5	11,309	38.5
Unknown	1	3.2	180	0.6	46	25.6	0	0.0
Total AA	**31**	**100.0**	**29,345**	**100.0**	**4,217**	**14.4**	**29,345**	**100.0**
	Housing Units by Tract	Housing Type by Tract						
		Owner-occupied			Rental		Vacant	
		#	% by tract	% by unit	#	% by unit	#	% by unit
Low	1,355	322	1.2	23.8	666	49.2	367	27.1
Moderate	7,823	2,152	8.0	27.5	4,344	55.5	1,327	17.0
Middle	32,813	19,931	73.7	60.7	8,083	24.6	4,799	14.6
Upper	6,737	4,449	16.4	66.0	1,439	21.4	849	12.6
Unknown	1,082	204	0.8	18.9	715	66.1	163	15.1
Total AA	**49,810**	**27,058**	**100.0**	**54.3**	**15,247**	**30.6**	**7,505**	**15.1**
	Total Businesses by Tract		Businesses by Tract & Revenue Size					
			Less Than or = $1 Million		Over $1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	121	3.0	106	2.8	11	4.1	4	7.5
Moderate	785	19.2	712	18.9	66	24.7	7	13.2
Middle	2,327	57.0	2,127	56.5	164	61.4	36	67.9
Upper	607	14.9	592	15.7	10	3.7	5	9.4
Unknown	244	6.0	227	6.0	16	6.0	1	1.9
Total AA	**4,084**	**100.0**	**3,764**	**100.0**	**267**	**100.0**	**53**	**100.0**
Percentage of Total Businesses:				**92.2**		**6.5**		**1.3**
	Total Farms by Tract		Farms by Tract & Revenue Size					
			Less Than or = $1 Million		Over $1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	3	1.5	3	1.6	0	0.0	0	0.0
Moderate	7	3.5	7	3.6	0	0.0	0	0.0
Middle	148	74.0	141	73.1	7	100.0	0	0.0
Upper	39	19.5	39	20.2	0	0.0	0	0.0
Unknown	3	1.5	3	1.6	0	0.0	0	0.0
Total AA	**200**	**100.0**	**193**	**100.0**	**7**	**100.0**	**0**	**0.0**
Percentage of Total Farms:				**96.5**		**3.5**		**0.0**

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

APPENDIX B – ADDITIONAL LENDING TABLES

Table B-1 (1 of 2)

Distribution of 2023 Home Mortgage Lending By Income Level of Geography Assessment Area: Tyler MSA							
Geographic Income Level	Bank And Aggregate Loans						Owner Occupied Units %
	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	
Home Purchase Loans							
Low	0	0.0	1.3	0	0.0	0.8	1.0
Moderate	3	17.6	15.5	836	14.9	11.9	18.8
Middle	6	35.3	46.0	2,570	45.7	45.0	44.6
Upper	8	47.1	36.4	2,214	39.4	41.8	34.5
Unknown	0	0.0	0.8	0	0.0	0.5	1.1
Total	17	100.0	100.0	5,620	100.0	100.0	100.0
Refinance Loans							
Low	0	0.0	0.6	0	0.0	0.3	1.0
Moderate	1	25.0	15.5	54	9.1	12.6	18.8
Middle	3	75.0	42.6	541	90.9	40.6	44.6
Upper	0	0.0	40.2	0	0.0	45.2	34.5
Unknown	0	0.0	1.2	0	0.0	1.3	1.1
Total	4	100.0	100.0	595	100.0	100.0	100.0
Home Improvement Loans							
Low	0	0.0	1.4	0	0.0	0.7	1.0
Moderate	0	0.0	11.4	0	0.0	11.4	18.8
Middle	2	50.0	47.1	185	40.0	41.8	44.6
Upper	2	50.0	38.1	278	60.0	44.8	34.5
Unknown	0	0.0	1.9	0	0.0	1.4	1.1
Total	4	100.0	100.0	463	100.0	100.0	100.0
Multifamily Loans							Multi-family Units %
Low	0	0.0	0.0	0	0.0	0.0	4.5
Moderate	0	0.0	23.1	0	0.0	22.4	43.2
Middle	0	0.0	46.2	0	0.0	61.7	33.4
Upper	0	0.0	30.8	0	0.0	16.0	19.0
Unknown	0	0.0	0.0	0	0.0	0.0	0.0
Total	0	0.0	100.0	0	0.0	100.0	100.0
Total Home Mortgage Loans							Owner Occupied Units %
Low	0	0.0	1.2	0	0.0	0.7	1.0
Moderate	4	16.0	15.2	890	13.3	12.6	18.8
Middle	11	44.0	45.4	3,296	49.4	45.4	44.6
Upper	10	40.0	37.4	2,492	37.3	40.8	34.5
Unknown	0	0.0	0.9	0	0.0	0.6	1.1
Total	25	100.0	100.0	6,678	100.0	100.0	100.0

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

Table B-1 (2 of 2)

Distribution of 2023 Home Mortgage Lending By Income Level of Geography Assessment Area: Tyler MSA							
Geographic Income Level	Bank And Aggregate Loans						Owner Occupied Units %
	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	
Other Purpose LOC							
Low	0	0.0	2.1	0	0.0	0.8	1.0
Moderate	0	0.0	4.3	0	0.0	1.1	18.8
Middle	0	0.0	46.8	0	0.0	39.6	44.6
Upper	0	0.0	44.7	0	0.0	57.0	34.5
Unknown	0	0.0	2.1	0	0.0	1.5	1.1
Total	0	0.0	100.0	0	0.0	100.0	100.0
Other Purpose Closed/Exempt							
Low	0	0.0	0.7	0	0.0	0.4	1.0
Moderate	0	0.0	12.5	0	0.0	13.7	18.8
Middle	0	0.0	43.8	0	0.0	39.2	44.6
Upper	0	0.0	43.1	0	0.0	46.7	34.5
Unknown	0	0.0	0.0	0	0.0	0.0	1.1
Total	0	0.0	100.0	0	0.0	100.0	100.0
Purpose Not Applicable							
Low	0	0.0	0.0	0	0.0	0.0	1.0
Moderate	0	0.0	20.0	0	0.0	11.9	18.8
Middle	0	0.0	40.0	0	0.0	39.3	44.6
Upper	0	0.0	40.0	0	0.0	48.8	34.5
Unknown	0	0.0	0.0	0	0.0	0.0	1.1
Total	0	0.0	100.0	0	0.0	100.0	100.0

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

Table B-2 (1 of 2)

Distribution of 2022 Home Mortgage Lending By Income Level of Geography Assessment Area: Tyler MSA							
Geographic Income Level	Bank And Aggregate Loans						Owner Occupied Units %
	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	
Home Purchase Loans							
Low	0	0.0	0.9	0	0.0	0.6	1.0
Moderate	2	8.0	16.5	367	2.2	11.3	18.8
Middle	11	44.0	47.4	3,485	21.2	46.6	44.6
Upper	11	44.0	34.3	4,865	29.5	40.5	34.5
Unknown	1	4.0	0.9	7,750	47.1	1.0	1.1
Total	25	100.0	100.0	16,467	100.0	100.0	100.0
Refinance Loans							
Low	0	0.0	1.1	0	0.0	0.6	1.0
Moderate	0	0.0	11.9	0	0.0	9.5	18.8
Middle	1	100.0	47.2	224	100.0	47.5	44.6
Upper	0	0.0	39.0	0	0.0	41.6	34.5
Unknown	0	0.0	0.8	0	0.0	0.8	1.1
Total	1	100.0	100.0	224	100.0	100.0	100.0
Home Improvement Loans							
Low	0	0.0	2.3	0	0.0	1.0	1.0
Moderate	0	0.0	15.4	0	0.0	13.8	18.8
Middle	2	100.0	44.6	625	100.0	48.3	44.6
Upper	0	0.0	36.6	0	0.0	36.2	34.5
Unknown	0	0.0	1.1	0	0.0	0.8	1.1
Total	2	100.0	100.0	625	100.0	100.0	100.0
Multifamily Loans							Multi-family Units %
Low	0	0.0	0.0	0	0.0	0.0	4.5
Moderate	0	0.0	28.6	0	0.0	38.9	43.2
Middle	4	80.0	39.7	3,434	77.6	24.3	33.4
Upper	1	20.0	31.7	990	22.4	36.7	19.0
Unknown	0	0.0	0.0	0	0.0	0.0	0.0
Total	5	100.0	100.0	4,424	100.0	100.0	100.0
Total Home Mortgage Loans							Owner Occupied Units %
Low	0	0.0	1.0	0	0.0	0.5	1.0
Moderate	2	6.1	15.7	367	1.7	13.8	18.8
Middle	18	54.5	47.0	7,768	35.7	44.4	44.6
Upper	12	36.4	35.4	5,855	26.9	40.4	34.5
Unknown	1	3.0	0.9	7,750	35.6	0.9	1.1
Total	33	100.0	100.0	21,740	100.0	100.0	100.0

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

Table B-2 (2 of 2)

Distribution of 2022 Home Mortgage Lending By Income Level of Geography Assessment Area: Tyler MSA							
Geographic Income Level	Bank And Aggregate Loans						Owner Occupied Units %
	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	
Other Purpose LOC							
Low	0	0.0	0.0	0	0.0	0.0	1.0
Moderate	0	0.0	10.8	0	0.0	3.9	18.8
Middle	0	0.0	51.4	0	0.0	39.6	44.6
Upper	0	0.0	37.8	0	0.0	56.5	34.5
Unknown	0	0.0	0.0	0	0.0	0.0	1.1
Total	0	0.0	100.0	0	0.0	100.0	100.0
Other Purpose Closed/Exempt							
Low	0	0.0	1.6	0	0.0	0.7	1.0
Moderate	0	0.0	17.2	0	0.0	13.9	18.8
Middle	0	0.0	37.5	0	0.0	37.6	44.6
Upper	0	0.0	41.4	0	0.0	44.1	34.5
Unknown	0	0.0	2.3	0	0.0	3.7	1.1
Total	0	0.0	100.0	0	0.0	100.0	100.0
Purpose Not Applicable							
Low	0	0.0	0.0	0	0.0	0.0	1.0
Moderate	0	0.0	37.4	0	0.0	23.2	18.8
Middle	0	0.0	46.2	0	0.0	44.7	44.6
Upper	0	0.0	16.5	0	0.0	32.2	34.5
Unknown	0	0.0	0.0	0	0.0	0.0	1.1
Total	0	0.0	100.0	0	0.0	100.0	100.0

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

Table B-3 (1 of 2)

Distribution of 2023 Home Mortgage Lending By Borrower Income Level Assessment Area: Tyler MSA							
Borrower Income Level	Bank And Aggregate Loans						Families by Family Income %
	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	
Home Purchase Loans							
Low	1	5.9	3.1	143	2.5	1.2	21.0
Moderate	1	5.9	14.8	116	2.1	8.9	17.5
Middle	0	0.0	21.2	0	0.0	17.1	21.2
Upper	11	64.7	39.2	4,367	77.7	53.0	40.3
Unknown	4	23.5	21.8	994	17.7	19.7	0.0
Total	17	100.0	100.0	5,620	100.0	100.0	100.0
Refinance Loans							
Low	0	0.0	4.9	0	0.0	2.1	21.0
Moderate	0	0.0	17.2	0	0.0	10.6	17.5
Middle	0	0.0	22.5	0	0.0	18.0	21.2
Upper	3	75.0	37.4	541	90.9	49.8	40.3
Unknown	1	25.0	17.9	54	9.1	19.5	0.0
Total	4	100.0	100.0	595	100.0	100.0	100.0
Home Improvement Loans							
Low	0	0.0	7.1	0	0.0	3.5	21.0
Moderate	1	25.0	17.1	70	15.1	11.9	17.5
Middle	0	0.0	20.5	0	0.0	14.1	21.2
Upper	3	75.0	48.6	393	84.9	61.9	40.3
Unknown	0	0.0	6.7	0	0.0	8.5	0.0
Total	4	100.0	100.0	463	100.0	100.0	100.0
Total Home Mortgage Loans							
Low	1	4.0	3.7	143	2.1	1.4	21.0
Moderate	2	8.0	15.2	186	2.8	9.2	17.5
Middle	0	0.0	21.3	0	0.0	17.1	21.2
Upper	17	68.0	39.6	5,301	79.4	52.9	40.3
Unknown	5	20.0	20.1	1,048	15.7	19.3	0.0
Total	25	100.0	100.0	6,678	100.0	100.0	100.0

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

Table B-3 (2 of 2)

Distribution of 2023 Home Mortgage Lending By Borrower Income Level Assessment Area: Tyler MSA							
Borrower Income Level	Bank And Aggregate Loans						Families by Family Income %
	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	
Other Purpose LOC							
Low	0	0.0	8.5	0	0.0	4.5	21.0
Moderate	0	0.0	12.8	0	0.0	5.2	17.5
Middle	0	0.0	12.8	0	0.0	10.2	21.2
Upper	0	0.0	59.6	0	0.0	72.4	40.3
Unknown	0	0.0	6.4	0	0.0	7.7	0.0
Total	0	0.0	100.0	0	0.0	100.0	100.0
Other Purpose Closed/Exempt							
Low	0	0.0	6.9	0	0.0	4.1	21.0
Moderate	0	0.0	16.7	0	0.0	11.8	17.5
Middle	0	0.0	25.7	0	0.0	19.5	21.2
Upper	0	0.0	47.2	0	0.0	60.4	40.3
Unknown	0	0.0	3.5	0	0.0	4.2	0.0
Total	0	0.0	100.0	0	0.0	100.0	100.0
Purpose Not Applicable							
Low	0	0.0	0.0	0	0.0	0.0	21.0
Moderate	0	0.0	0.0	0	0.0	0.0	17.5
Middle	0	0.0	0.0	0	0.0	0.0	21.2
Upper	0	0.0	0.0	0	0.0	0.0	40.3
Unknown	0	0.0	100.0	0	0.0	100.0	0.0
Total	0	0.0	100.0	0	0.0	100.0	100.0

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

Table B-4 (1 of 2)

Distribution of 2022 Home Mortgage Lending By Borrower Income Level Assessment Area: Tyler MSA							
Borrower Income Level	Bank And Aggregate Loans						Families by Family Income %
	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	
Home Purchase Loans							
Low	0	0.0	5.4	0	0.0	2.5	21.0
Moderate	0	0.0	14.9	0	0.0	9.6	17.5
Middle	1	4.0	21.4	249	1.5	19.2	21.2
Upper	13	52.0	37.7	6,253	38.0	51.9	40.3
Unknown	11	44.0	20.7	9,965	60.5	16.8	0.0
Total	25	100.0	100.0	16,467	100.0	100.0	100.0
Refinance Loans							
Low	0	0.0	7.3	0	0.0	3.4	21.0
Moderate	0	0.0	16.3	0	0.0	10.0	17.5
Middle	0	0.0	22.0	0	0.0	18.6	21.2
Upper	1	100.0	38.8	224	100.0	51.3	40.3
Unknown	0	0.0	15.6	0	0.0	16.8	0.0
Total	1	100.0	100.0	224	100.0	100.0	100.0
Home Improvement Loans							
Low	0	0.0	8.6	0	0.0	3.4	21.0
Moderate	0	0.0	15.4	0	0.0	10.3	17.5
Middle	1	50.0	17.7	145	23.2	11.6	21.2
Upper	1	50.0	52.6	480	76.8	66.5	40.3
Unknown	0	0.0	5.7	0	0.0	8.2	0.0
Total	2	100.0	100.0	625	100.0	100.0	100.0
Total Home Mortgage Loans							
Low	0	0.0	6.1	0	0.0	2.8	21.0
Moderate	0	0.0	15.2	0	0.0	9.8	17.5
Middle	2	7.1	21.0	394	2.3	18.9	21.2
Upper	15	53.6	38.0	6,957	40.2	51.8	40.3
Unknown	11	39.3	19.7	9,965	57.5	16.8	0.0
Total	28	100.0	100.0	17,316	100.0	100.0	100.0

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

Table B-4 (2 of 2)

Distribution of 2022 Home Mortgage Lending By Borrower Income Level Assessment Area: Tyler MSA							
Borrower Income Level	Bank And Aggregate Loans						Families by Family Income %
	Bank		Agg	Bank		Agg	
	#	#%	#%	$(000)	$%	$%	
Other Purpose LOC							
Low	0	0.0	10.8	0	0.0	4.1	21.0
Moderate	0	0.0	18.9	0	0.0	12.9	17.5
Middle	0	0.0	18.9	0	0.0	20.0	21.2
Upper	0	0.0	45.9	0	0.0	58.8	40.3
Unknown	0	0.0	5.4	0	0.0	4.2	0.0
Total	0	0.0	100.0	0	0.0	100.0	100.0
Other Purpose Closed/Exempt							
Low	0	0.0	13.3	0	0.0	6.6	21.0
Moderate	0	0.0	21.1	0	0.0	16.6	17.5
Middle	0	0.0	18.0	0	0.0	17.1	21.2
Upper	0	0.0	43.0	0	0.0	54.3	40.3
Unknown	0	0.0	4.7	0	0.0	5.4	0.0
Total	0	0.0	100.0	0	0.0	100.0	100.0
Purpose Not Applicable							
Low	0	0.0	1.1	0	0.0	1.3	21.0
Moderate	0	0.0	1.1	0	0.0	0.5	17.5
Middle	0	0.0	1.1	0	0.0	1.8	21.2
Upper	0	0.0	0.0	0	0.0	0.0	40.3
Unknown	0	0.0	96.7	0	0.0	96.4	0.0
Total	0	0.0	100.0	0	0.0	100.0	100.0

Source: 2022 FFIEC Census 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.

Combined Statistical Area (CSA): As defined by the Office of Management and Budget, a CSA is a combination of adjacent metropolitan statistical areas and micropolitan statistical areas that demonstrate economic or social linkage.

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 Division (MD): As defined by the Office of Management and Budget, an MD is a division of a metropolitan statistical area based on specific criteria including commuting patterns. Only a metropolitan statistical area that has a population of at least 2.5 million may be divided into MDs.

Metropolitan Statistical Area (MSA): As defined by the Office of Management and Budget, an 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.

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.