



## **PUBLIC DISCLOSURE**

November 03, 2025

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

First Community Bank  
RSSD# 993250

201 Main Street  
Beemer, Nebraska 68716

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

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

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

First Community Bank (the bank) is rated Satisfactory. This rating is based on the following conclusions with respect to the performance criteria:

- The bank's net loan-to-deposit ratio (NLTD) is reasonable given the bank's size, financial condition, and assessment areas (AAs) credit needs.
- A majority of the bank's loans are originated inside the AAs.
- A reasonable distribution of loans occurs throughout the bank's AAs.
- Lending reflects a reasonable distribution among individuals of different income levels, including low- and moderate-income (LMI), and businesses and farms of different sizes.
- Neither the bank nor the Federal Reserve Bank of Kansas City (Reserve Bank) received any Community Reinvestment Act (CRA)-related complaints since the previous evaluation.

## **SCOPE OF EXAMINATION**

Examiners utilized the Federal Financial Institutions Examination Council's (FFIEC's) *Interagency Examination Procedures for Small Institutions* to evaluate the bank's CRA performance. The evaluation considered CRA performance context, including the bank's asset size, financial condition, business strategy and market competition, as well as AA demographic and economic characteristics, and credit needs. In addition, available Home Mortgage Disclosure Act (HMDA) aggregate data for the most recent three years (2022, 2023, 2024), and CRA aggregate data for the most recent three years (2021, 2022, 2023) was referenced for additional perspective to gauge credit demand within the bank's AA. Lending performance was assessed within the bank's two AAs. The Northeast Nebraska AA was assessed using a full-scope review. The Dakota County Metropolitan AA was assessed using a limited-scope review. Examiners reviewed the following data:

- The bank's 17-quarter average NLTD ratio,
- The universe of 73 home mortgage loans reported on the bank's 2023 and 2024 HMDA Loan/Application Register.
- A statistical sample of 45 small business loans from a universe of 58 outstanding loans, and a statistical sample of 58 small farm loans from a universe of 82 outstanding loans originated between January 1, 2024 and December 31, 2024.
- With respect to the lending analysis, greater weight was placed on small farm loans.

## **DESCRIPTION OF INSTITUTION**

First Community Bank is a community bank headquartered in Beemer, NE. The bank's characteristics include:

- The bank is a wholly owned subsidiary of First Beemer Corporation.
- The bank does not have any affiliate or subsidiary relationships.
- The bank has total assets of \$283.0 million as of June 30, 2025.
- In addition to its main office in Beemer, the bank has three additional offices located in Homer, Bancroft, and Fremont, Nebraska.
- The bank operates a total of seven automatic teller machines (ATMs). There are drive-up ATMs at its Beemer, Homer, and Fremont bank locations and four cash-only stand-alone ATMs (three in Beemer, and one in Homer). Additionally, the bank has a non-proprietary ATM agreement with First National Bank of Bancroft to offer fee-free cash withdrawals to their bank customers in Bancroft, Nebraska.
- As shown in the table below, the bank's primary business focus is agricultural lending, followed by commercial and residential real estate lending.

**Table 1**

<b>Composition of Loan Portfolio as of June 30, 2025</b>		
<b>Loan Type</b>	<b>\$ (000)</b>	<b>%</b>
Construction and Land Development	2,859	1.4
Farmland	29,455	14.4
1-4 Family Residential Real Estate	30,118	14.7
Multifamily Residential Real Estate	465	0.2
Non-Farm Non-Residential Real Estate	16,150	7.9
Agricultural	101,930	49.8
Commercial and Industrial	16,863	8.2
Consumer	2,568	1.3
Other	4,234	2.1
<b>Gross Loans</b>	<b>204,642</b>	<b>100.0</b>

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

The bank was rated Satisfactory under the CRA at its August 9, 2021, performance evaluation. There are no known legal, financial, or other factors impeding the bank's ability to help meet the credit needs in its communities.

## **CONCLUSIONS WITH RESPECT TO PERFORMANCE CRITERIA<sup>1</sup>**

This performance evaluation first discusses the bank's overall performance, followed by an in-depth evaluation of performance in the Northeast Nebraska AA (full-scope review); and a brief discussion of performance in the Dakota County Metropolitan AA (limited-scope review).

The bank's overall lending test performance is Satisfactory. This is based on a reasonable NLTD ratio, a majority of loans originated within the bank's AAs, a reasonable geographic distribution of loans, and a reasonable borrower distribution of loans within the bank's full scope review AA. The institution's lending performance in the Dakota County Metropolitan AA was consistent with the institution's performance overall. Additionally, the bank's home mortgage loan origination volume was too low to conduct a meaningful analysis of the individual loan product categories; thus, the product categories were combined and analyzed at the total home mortgage lending level.

### **Net Loan-to-Deposit Ratio**

This performance criterion evaluates the bank's average NLTD ratio to determine the reasonableness of lending in light of performance context, such as the bank's capacity to lend, the availability of lending opportunities, the demographic and economic factors present in the AAs, and in comparison, to similarly situated FDIC-insured institutions. The similarly situated institutions were selected based on their geographic location in Nebraska, asset size and loan portfolio composition.

The bank's NLTD ratio is reasonable. The bank's 17-quarter average NLTD ratio is within the range of the three similarly situated institutions.

**Table 2**

<b>Comparative NLTD Ratios June 30, 2021 - June 30, 2025</b>			
<b>Institution</b>	<b>Location</b>	<b>Asset Size \$(000)</b>	<b>NLTD Ratio (%)</b>
			<b>17 Quarter Average</b>
First Community Bank	Beemer, Nebraska	283,027	77.9
<b>Similarly Situated Institutions</b>			
Security Bank	Laurel, Nebraska	318,388	68.7
Flatwater Bank	Gothenburg, Nebraska	321,128	80.0
F&M Bank	West Point, Nebraska	338,853	81.6

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

### **Assessment Area Concentration**

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

**Table 3**

Loan Type	Lending Inside and Outside the Assessment Area				Outside			
	#	#%	\$(000)	\$%	#	#%	\$(000)	\$%
Home Purchase – Conventional	19	76.0	3,067	69.0	6	24.0	1,377	31.0
Home Improvement	2	100.0	120	100.0	0	0.0	0	0.0
Loan Purpose Not Applicable	1	33.3	60	39.3	2	66.7	93	60.7
Refinancing	35	81.4	6,503	74.0	8	18.6	2,279	26.0
<b>Total HMDA related</b>	<b>57</b>	<b>78.1</b>	<b>9,750</b>	<b>72.2</b>	<b>16</b>	<b>21.9</b>	<b>3,748</b>	<b>27.8</b>
Small Business	39	86.7	5,942	82.5	6	13.3	1,257	17.5
Small Farm	48	82.8	8,167	86.4	10	17.2	1,289	13.6
<b>Total Loans</b>	<b>144</b>	<b>81.8</b>	<b>23,860</b>	<b>79.1</b>	<b>32</b>	<b>18.2</b>	<b>6,295</b>	<b>20.9</b>

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

### **Geographic Distribution of Loans**

This performance criterion evaluates the bank's distribution of lending within its 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. The geographic distribution for the Dakota County Metropolitan AA was not evaluated because the AA is comprised entirely of middle-income census tracts and an analysis would not be meaningful, as there are no low-, moderate-, or upper-income census tracts in the AA for comparative purposes.

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

This performance criterion evaluates the bank's lending to borrowers of different income levels and businesses and farms of different revenue sizes. The bank's lending has an overall reasonable distribution among individuals of different income levels and businesses and farms of different revenue sizes. Due to limited volume, only small business loans were evaluated in the Dakota County Metropolitan AA. The ratings for the Northeast Nebraska AA and for small business loans in the Dakota County Metropolitan AA are consistent with the overall rating.

**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.

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

**DESCRIPTION OF THE INSTITUTION'S OPERATIONS IN THE NORTHEAST  
NEBRASKA AA**

The bank's Northeast Nebraska AA consists of the entirety of Burt, Cuming, Dodge, and Thurston Counties (see Appendix A for an AA map and Appendix B for additional demographic data).

- No changes to the AA delineation occurred since the previous evaluation.
- The AA is comprised of 1 moderate-, 15 middle-, and 1 upper-income census tracts. This is a change from the prior evaluation where the AA was comprised of 3 moderate-, 13 middle-, and 1 upper-income census tracts.
- The bank operates one main branch in Beemer and two additional offices located in Bancroft and Fremont, Nebraska.
- The bank operates two drive-up ATMs and three stand-alone cash-only ATMs in this AA. In addition, the non-proprietary ATM is also located in this AA.
- According to the June 30, 2024, FDIC Market Share Reports, the bank's deposit share was 6.5 percent, which ranked 6<sup>th</sup> out of 22 FDIC-insured institutions operating in the AA.
- To further augment the CRA evaluation, an interview with a community member that was previously conducted in the bank's market for a CRA evaluation of another institution was referenced to ascertain the credit needs of the community, the responsiveness of area banks in meeting those credit needs, and the perspective of local economic and demographic characteristics. The community member represented a local government organization.

**Table 4**

<b>Population Change Assessment Area: Northeast Nebraska</b>			
<b>Area</b>	<b>2015 Population</b>	<b>2020 Population</b>	<b>Percent Change</b>
Northeast Nebraska	59,396	59,675	0.5
Burt County, NE	6,647	6,722	1.1
Cuming County, NE	9,078	9,013	(0.7)
Dodge County, NE	36,725	37,167	1.2
Thurston County, NE	6,946	6,773	(2.5)
Non-MSA Nebraska	685,197	677,796	(1.1)
Nebraska	1,869,365	1,961,504	4.9

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

- Cuming County, where the bank's main branch is located, comprises 15.1 percent of the overall AA population.
- The AA's sole moderate-income census tract is located in Dodge County, bordering to the north of the Platte River.

**Table 5**

Median Family Income Change Assessment Area: Northeast Nebraska			
Area	2015 Median Family Income	2020 Median Family Income	Percent Change
Northeast Nebraska	63,945	70,680	10.5
Burt County, NE	67,571	70,731	4.7
Cuming County, NE	68,286	73,625	7.8
Dodge County, NE	63,138	73,612	16.6
Thurston County, NE	51,632	60,664	17.5
Non-MSA Nebraska	67,144	70,804	5.5
Nebraska	73,448	80,125	9.1

Source: 2011-2015 U.S. Census Bureau: American Community Survey  
2016-2020 U.S. Census Bureau: American Community Survey

Note: Median family incomes have been inflation-adjusted and are expressed in 2020 dollars.

- Overall, the AA has 7.3 percent of families below poverty. These percentages range from a low of 1.8 percent in Cuming County, to a high of 17.1 percent in Thurston County. The AA figure is comparable to the MSA figure of 7.0 percent and statewide Nebraska figure of 6.6 percent.
- The median family income for the AA experienced growth from 2015 to 2020, with the primary growth attributed to Dodge and Thurston Counties.
- The percentage of low- and moderate-income (LMI) families in the AA at 37.3 percent, was similar to the percentage of LMI families in the MSA at 37.1 percent and the state of Nebraska at 37.0 percent.

**Table 6**

Area	Cost Burden – Renters			Cost Burden – Owners		
	Low Income	Moderate Income	All Renters	Low Income	Moderate Income	All Owners
Northeast Nebraska	71.8	18.7	31.0	52.6	21.9	13.7
Burt County, NE	53.4	0.0	26.5	60.3	8.9	15.1
Cuming County, NE	49.3	12.3	18.9	38.7	13.6	10.0
Dodge County, NE	81.1	25.2	34.8	56.4	30.5	14.6
Thurston County, NE	62.7	2.3	26.6	43.1	7.4	12.0
Non-MSA Nebraska	64.7	16.6	31.1	57.4	21.6	15.6
Nebraska	73.1	27.0	37.0	61.7	28.6	16.1

*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*

- The median housing value in the four AA counties ranged from \$77,700 in Thurston County to a high of \$137,100 in Dodge County, compared to \$127,750 for the AA, \$125,795 for the MSA and \$164,000 for the state of Nebraska.
- The median age of housing stock in the AA was 61 years, which was more than the MSA figure of 51 years and statewide Nebraska figure of 47 years.
- A member of the community noted a lack of housing and affordability in Dodge County could impact attracting talent to the area. In addition, the close proximity of the Platte River and the flood plains can also increase housing costs.

**Table 7**

Area	Unemployment Rates				
	Assessment Area: Northeast Nebraska				
Northeast Nebraska	2020	2021	2022	2023	2024
Burt County, NE	3.7	2.6	2.2	2.4	2.7
Cuming County, NE	4.3	2.9	2.5	2.9	3.2
Dodge County, NE	2.4	1.7	1.7	1.8	2.1
Thurston County, NE	3.7	2.6	2.1	2.4	2.8
Non-MSA Nebraska	5.3	3.5	3.1	2.7	2.6
Nebraska	3.6	2.4	2.1	2.2	2.6
	4.3	2.6	2.2	2.3	2.8

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

- Post-2020 unemployment figures in the four AA counties were all lower than respective figures in 2020 following the COVID-19 pandemic in 2020.
- Major employment sectors in the AA include health care and social assistance, manufacturing, and retail trade.

- A member of the community noted that the growth of the Metropolitan Omaha area has allowed the industries present in nearby communities to become more diverse. Additionally, the reconstructed Nebraska Highway 30 has reduced commute times.

## **CONCLUSIONS WITH RESPECT TO PERFORMANCE CRITERIA IN THE NORTHEAST NEBRASKA AA**

The overall geographic distribution of lending in the Northeast Nebraska AA is reasonable. Additionally, the overall distribution of lending to borrowers of different incomes and businesses and farms of different revenue sizes is reasonable.

### **Geographic Distribution of Loans**

The bank's geographic distribution of loans reflects reasonable distribution among the different census tracts and dispersion throughout the AA.

#### **Home Mortgage Lending**

The geographic distribution of home mortgage lending is reasonable. The bank's lending in the moderate-income census tract is comparable to aggregate lending by number volume, above aggregate lending by dollar volume and comparable to the percentage of owner-occupied units. The lending in 2023 was similar to the lending patterns for 2024.

In addition, an evaluation of the bank's dispersion of home mortgage lending revealed gaps or lapses; however, these did not include low- or moderate-income census tracts and did not impact the overall conclusion.

**Table 8**

**Distribution of 2023 and 2024 Home Mortgage Lending By Income Level of Geography  
Assessment Area: Northeast Nebraska**

Geographic Income Level	Bank And Aggregate Loans By Year												Owner Occupied Units %	
	2023						2024							
	Bank		Agg	Bank		Agg	Bank		Agg	Bank		Agg		
	#	#%	#%	\$(000)	\$%	\$%	#	#%	#%	\$(000)	\$%	\$%		
<b>Total Home Mortgage Loans</b>														
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0.0	
Moderate	2	5.7	4.3	213	4.1	3.7	1	4.8	4.0	1,314	29.2	3.9	5.3	
Middle	31	88.6	82.8	4,637	89.4	81.2	18	85.7	87.4	2,558	56.8	85.9	85.2	
Upper	2	5.7	12.9	338	6.5	15.1	2	9.5	8.5	630	14.0	10.1	9.5	
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.1	0	0.0	0.0	0.0	
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0		
<b>Total</b>	<b>35</b>	<b>100.0</b>	<b>100.0</b>	<b>5,188</b>	<b>100.0</b>	<b>100.0</b>	<b>21</b>	<b>100.0</b>	<b>100.0</b>	<b>4,501</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	

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 geographic distribution of small business lending is reasonable. The bank's lending in the moderate-income census tract was comparable to the percentage of total businesses operating in that tract.

An evaluation of the bank's dispersion of small business lending was conducted and revealed gaps or lapses; however, these did not include low- or moderate-income census tracts and did not impact the overall conclusion.

**Table 9**

Distribution of 2024 Small Business Lending By Income Level of Geography					
Assessment Area: Northeast Nebraska					
Geographic Income Level	Bank Loans				Total Businesses %
	#	#%	\$ (000)	\$ %	
<b>Low</b>	0	0.0	0	0.0	0.0
<b>Moderate</b>	1	3.6	314	6.5	3.4
<b>Middle</b>	18	64.3	1,659	34.6	89.4
<b>Upper</b>	9	32.1	2,821	58.8	7.1
<b>Unknown</b>	0	0.0	0	0.0	0.0
<b>Tract-Unk</b>	0	0.0	0	0.0	
<b>Total</b>	28	100.0	4,794	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.

### Small Farm Lending

The geographic distribution of small farm lending is reasonable. The bank's lending to the moderate-income census tract is comparable to the percentage of farms operating in that tract.

An evaluation of the bank's dispersion of small farm lending was conducted and revealed gaps or lapses; however, these did not include low- or moderate-income census tracts and did not impact the overall conclusion.

**Table 10**

Distribution of 2024 Small Farm Lending By Income Level of Geography					
Assessment Area: Northeast Nebraska					
Geographic Income Level	Bank Loans				Total Farms %
	#	#%	\$ (000)	\$ %	
<b>Low</b>	0	0.0	0	0.0	0.0
<b>Moderate</b>	0	0.0	0	0.0	0.2
<b>Middle</b>	47	100.0	8,134	100.0	97.5
<b>Upper</b>	0	0.0	0	0.0	2.4
<b>Unknown</b>	0	0.0	0	0.0	0.0
<b>Tract-Unk</b>	0	0.0	0	0.0	
<b>Total</b>	47	100.0	8,134	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.

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

The bank's lending has a reasonable distribution among individuals of different income levels and businesses and farms of different sizes.

**Home Mortgage Lending**

The borrower distribution of home mortgage lending is reasonable. The bank's lending to low-income borrowers is above aggregate lending and the percentage of families by family income (demographic figure) by number and dollar volume. In lending to moderate-income borrowers, the bank's lending was below aggregate lending by number volume, and comparable to aggregate and the demographic figure by dollar volume. The lending in 2023 was similar to the lending patterns in 2024.

**Table 11**

Distribution of 2023 and 2024 Home Mortgage Lending By Borrower Income Level														
Assessment Area: Northeast Nebraska														
Borrower Income Level	Bank And Aggregate Loans By Year												Families by Family Income %	
	2023						2024							
	Bank		Agg		Bank		Agg		Bank		Agg			
	#	#%	#%	\$ (000)	\$ %	\$ %	#	#%	#%	\$ (000)	\$ %	\$ %		
Total Home Mortgage Loans														
Low	7	20.0	9.6	695	13.4	5.5	8	38.1	8.8	1,081	24.0	5.3	18.6	
Moderate	2	5.7	24.1	171	3.3	20.1	3	14.3	24.2	673	14.9	19.1	18.7	
Middle	8	22.9	27.4	1,066	20.5	26.3	1	4.8	22.9	580	12.9	21.6	23.4	
Upper	11	31.4	25.1	2,111	40.7	33.1	7	33.3	29.0	666	14.8	37.7	39.3	
Unknown	7	20.0	13.8	1,145	22.1	15.0	2	9.5	15.0	1,503	33.4	16.3	0.0	
Total	35	100.0	100.0	5,188	100.0	100.0	21	100.0	100.0	4,501	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.

**Small Business Lending**

The borrower distribution of small business lending is reasonable. The bank's lending to businesses with gross annual revenues of \$1 million or less is below the percentage of total businesses operating in the AA. However, additional consideration was given to lending by loan size, which showed that 71.4 percent of loans were originated in amounts of \$250,000 or less. These dollar amounts are typically associated with the credit demands of small businesses and demonstrate the bank's willingness to meet AA credit demands. Additionally, while the bank is not a CRA reporter, a review of the three-year CRA aggregate data reported by CRA filers in the area for 2021, 2022 and 2023 was referenced to gauge overall credit demand in the AA. The three-year aggregate figure

was 54.1 percent by number volume, which was closely aligned with the bank's figure. Given these additional performance context factors, an overall reasonable rating was determined.

**Table 12**

Distribution of 2024 Small Business Lending By Revenue Size of Businesses						
Assessment Area: Northeast Nebraska						
	Bank Loans				Total Businesses %	
	#	#%	\$(000)	\$%		
<b>By Revenue</b>						
<b>\$1 Million or Less</b>	16	57.1	2,167	45.2	89.2	
<b>Over \$1 Million</b>	9	32.1	1,581	33.0	8.4	
<b>Revenue Unknown</b>	3	10.7	1,047	21.8	2.4	
<b>Total</b>	28	100.0	4,794	100.0	100.0	
<b>By Loan Size</b>						
<b>\$100,000 or Less</b>	16	57.1	570	11.9		
<b>\$100,001 - \$250,000</b>	4	14.3	752	15.7		
<b>\$250,001 - \$1 Million</b>	8	28.6	3,472	72.4		
<b>Total</b>	28	100.0	4,794	100.0		
<b>By Loan Size and Revenues \$1 Million or Less</b>						
<b>\$100,000 or Less</b>	12	75.0	390	18.0		
<b>\$100,001 - \$250,000</b>	0	0.0	0	0.0		
<b>\$250,001 - \$1 Million</b>	4	25.0	1,777	82.0		
<b>Total</b>	16	100.0	2,167	100.0		
<i>Source: 2024 FFIEC Census Data 2024 Dun &amp; Bradstreet Data 2016-2020 U.S. Census Bureau: American Community Survey</i>						
<i>Note: Percentages may not total 100.0 percent due to rounding.</i>						

### Small Farm Lending

The borrower distribution of small farm lending is reasonable. The bank's lending to farms with gross annual revenues of \$1 million or less is below the percentage of total farms operating in the AA. However, additional consideration was given to lending by loan size, which showed that 76.6 percent of loans were originated in amounts of \$250,000 or less. These dollar amounts are typically associated with the credit demands of small farms and demonstrate the bank's willingness to meet AA credit demands. Additionally, while the bank is not a CRA reporter, a review of the three-year CRA aggregate data reported by CRA filers in the area for 2021, 2022 and 2023 was referenced to gauge overall credit demand in the AA. The three-year aggregate figure was 48.7 percent by number volume, which more closely aligned with the bank's figure. These additional performance context factors support an overall reasonable rating.

**Table 13**

Distribution of 2024 Small Farm Lending By Revenue Size of Farms						
Assessment Area: Northeast Nebraska						
	Bank Loans				Total Farms %	
	#	#%	\$ (000)	\$ %		
<b>By Revenue</b>						
<b>\$1 Million or Less</b>	18	38.3	2,727	33.5	98.0	
<b>Over \$1 Million</b>	26	55.3	4,547	55.9	2.0	
<b>Revenue Unknown</b>	3	6.4	860	10.6	0.0	
<b>Total</b>	47	100.0	8,134	100.0	100.0	
<b>By Loan Size</b>						
<b>\$100,000 or Less</b>	18	38.3	1,016	12.5		
<b>\$100,001 - \$250,000</b>	18	38.3	2,639	32.4		
<b>\$250,001 - \$500,000</b>	11	23.4	4,479	55.1		
<b>Total</b>	47	100.0	8,134	100.0		
<b>By Loan Size and Revenues \$1 Million or Less</b>						
<b>\$100,000 or Less</b>	11	61.1	607	22.3		
<b>\$100,001 - \$250,000</b>	3	16.7	396	14.5		
<b>\$250,001 - \$500,000</b>	4	22.2	1,724	63.2		
<b>Total</b>	18	100.0	2,727	100.0		
<p>Source: 2024 FFIEC Census Data  2024 Dun &amp; Bradstreet Data  2016-2020 U.S. Census Bureau: American Community Survey</p>						
<p>Note: Percentages may not total 100.0 percent due to rounding.</p>						

**DAKOTA COUNTY METROPOLITAN ASSESSMENT AREA  
METROPOLITAN AREA  
(Limited-Scope Review)**

**DESCRIPTION OF THE INSTITUTION'S OPERATIONS IN DAKOTA COUNTY  
METROPOLITAN AA**

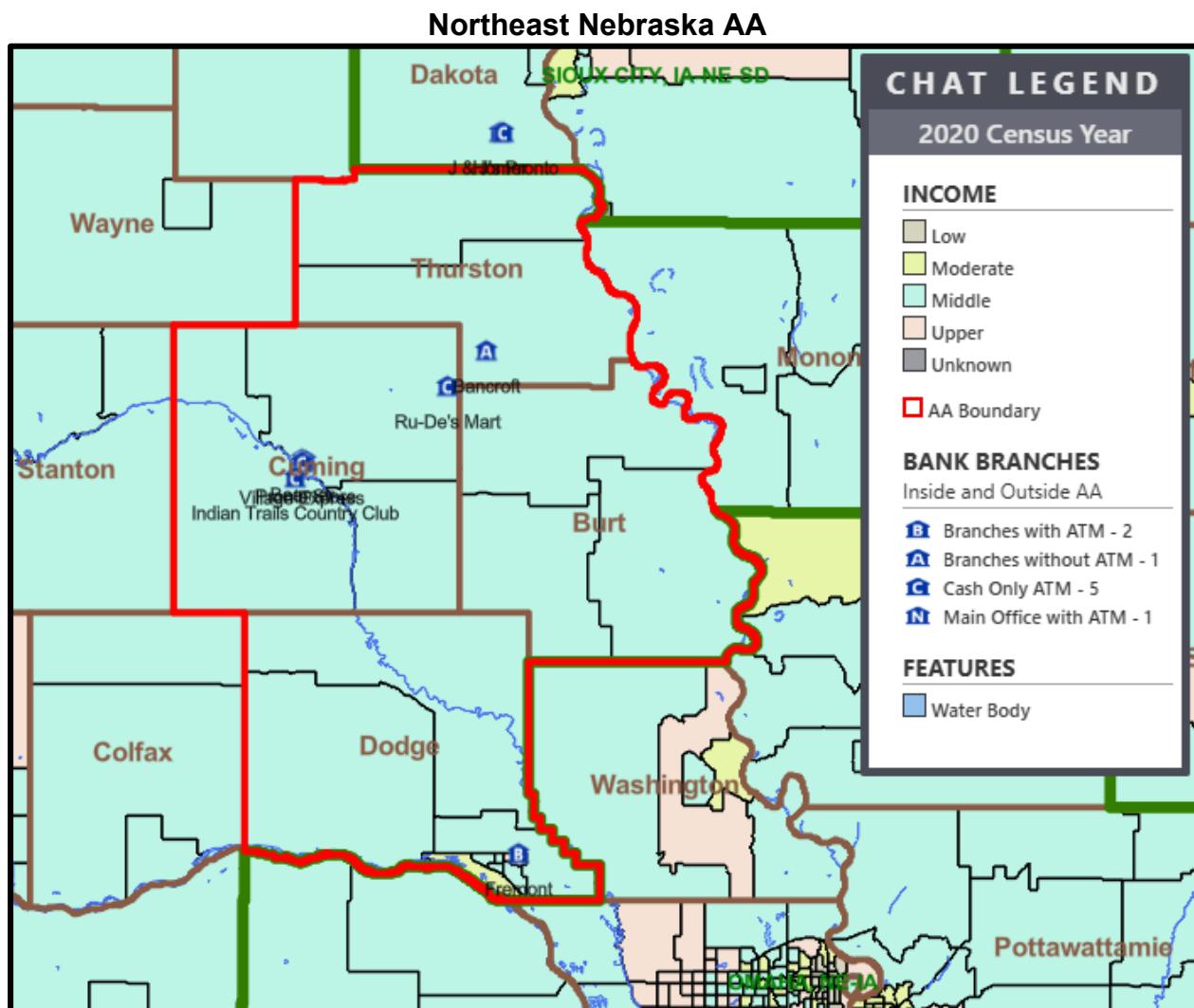
The bank's AA is comprised of Dakota County, Nebraska in its entirety. Dakota County is one of four counties that comprise the Sioux City, Iowa-Nebraska-South Dakota Metropolitan Statistical Area. Refer to Appendix A for a map of the AA, as well as Appendix C for lending performance.

- There have been no changes to the AA delineation since the prior evaluation.
- The AA is comprised of five middle-income census tracts.
- At the prior evaluation, the AA was comprised of one moderate-, two middle- and one upper-income census tracts.
- The bank operates one full-service branch with an onsite ATM, as well as a stand-alone ATM in Homer, Nebraska.
- According to the June 30, 2024, FDIC Market Share Report, the bank held a 9.6 percent market share of AA deposits, ranking 4th out of 6 FDIC-insured financial institutions.
- Based on the 2020 ACS data, the AA's population is 21,582, which is similar to the 2015 ACS population figure of 20,798.
- The AA is home to 5,125 families, of which 18.7 are low-, 17.9 are moderate-, 24.8 percent are middle-, and 38.7 percent are upper-income, according to 2020 ACS data. Percentages may not total 100.0 percent due to rounding.

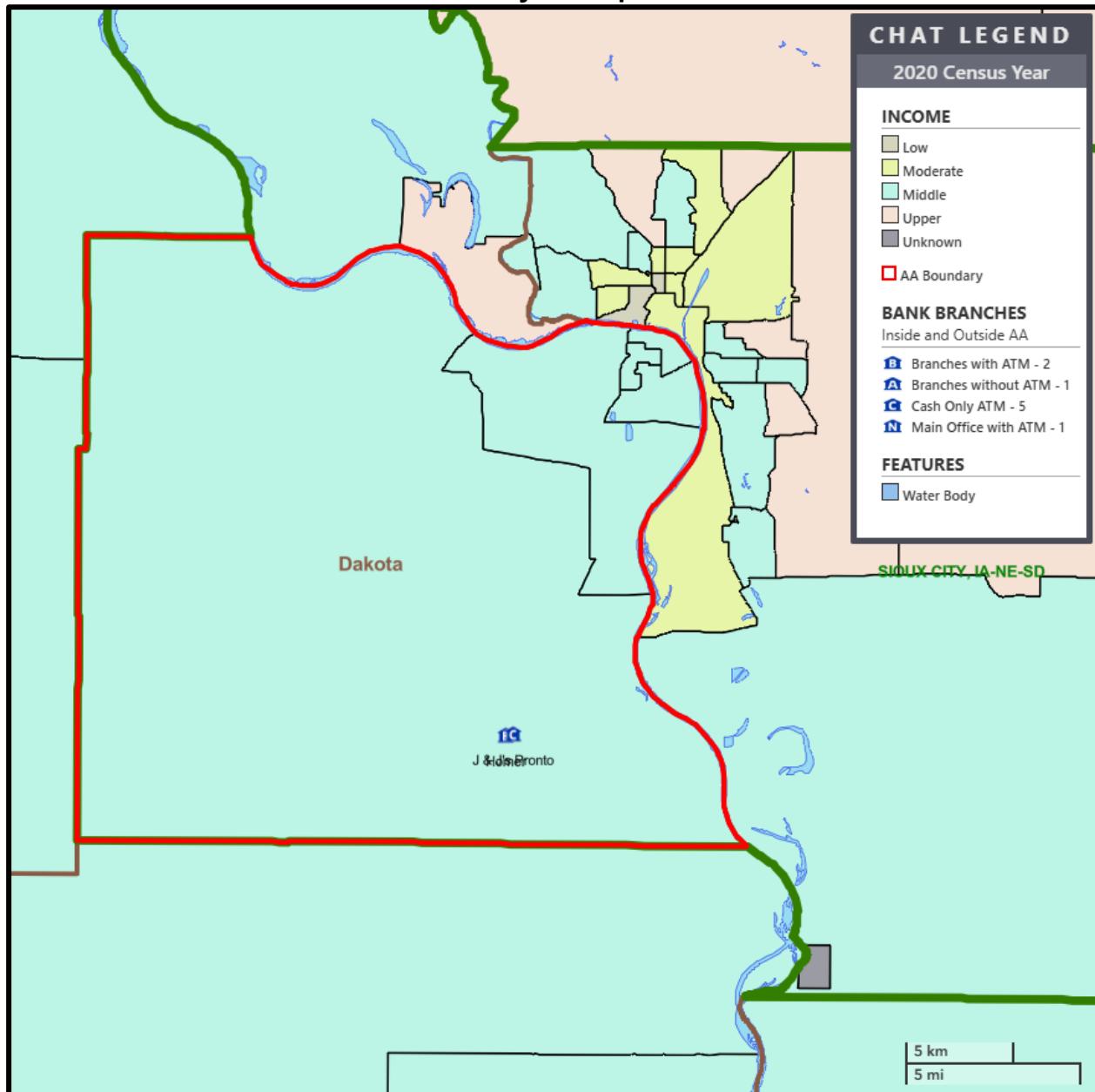
**CONCLUSIONS WITH RESPECT TO PERFORMANCE CRITERIA IN THE DAKOTA  
COUNTY METROPOLITAN AA**

The bank's lending performance in the AA is consistent with the institution's lending performance overall. For this evaluation, the bank's 2024 lending activity in the AA included 1 HMDA-reportable loan, 11 small business loans, and 1 small farm loan. The bank did not originate any HMDA-reportable loans in 2023.

APPENDIX A – MAPS OF THE ASSESSMENT AREAS



Dakota County Metropolitan AA



**APPENDIX B – DEMOGRAPHIC INFORMATION**

**Table B-1**

2024 Northeast Nebraska AA Demographics										
Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income			
	#	%	#	%	#	%	#	%		
Low	0	0.0	0	0.0	0	0.0	2,927	18.6		
Moderate	1	5.9	926	5.9	118	12.7	2,939	18.7		
Middle	15	88.2	13,451	85.4	972	7.2	3,692	23.4		
Upper	1	5.9	1,370	8.7	53	3.9	6,189	39.3		
Unknown	0	0.0	0	0.0	0	0.0	0	0.0		
Total AA	17	100.0	15,747	100.0	1,143	7.3	15,747	100.0		
Housing Units by Tract	Housing Type by Tract									
	Owner-occupied			Rental		Vacant				
	#	% by tract	% by unit	#	% by unit	#	% by unit			
Low	0	0	0.0	0	0.0	0	0.0	0		
Moderate	1,545	828	5.3	53.6	381	24.7	336	21.7		
Middle	23,507	13,260	85.2	56.4	7,823	33.3	2,424	10.3		
Upper	1,941	1,482	9.5	76.4	410	21.1	49	2.5		
Unknown	0	0	0.0	0.0	0	0.0	0	0.0		
Total AA	26,993	15,570	100.0	57.7	8,614	31.9	2,809	10.4		
Total Businesses by Tract	Businesses by Tract & Revenue Size									
	Less Than or = \$1 Million			Over \$1 Million		Revenue Not Reported				
	#	%	#	%	#	%	#	%		
Low	0	0.0	0	0.0	0	0.0	0	0.0		
Moderate	96	3.4	80	3.2	13	5.5	3	4.4		
Middle	2,517	89.4	2,236	89.1	217	91.6	64	94.1		
Upper	201	7.1	193	7.7	7	3.0	1	1.5		
Unknown	0	0.0	0	0.0	0	0.0	0	0.0		
Total AA	2,814	100.0	2,509	100.0	237	100.0	68	100.0		
Percentage of Total Businesses:			89.2		8.4		2.4			
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	1	0.2	1	0.2	0	0.0	0	0.0		
Middle	620	97.5	607	97.4	13	100.0	0	0.0		
Upper	15	2.4	15	2.4	0	0.0	0	0.0		
Unknown	0	0.0	0	0.0	0	0.0	0	0.0		
Total AA	636	100.0	623	100.0	13	100.0	0	0.0		
Percentage of Total Farms:			98.0		2.0		0.0			
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.										

**Table B-2**

2023 Northeast Nebraska AA Demographics										
Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income			
	#	%	#	%	#	%	#	%		
Low	0	0.0	0	0.0	0	0.0	2,964	18.8		
Moderate	2	11.8	1,563	9.9	241	15.4	2,969	18.9		
Middle	14	82.4	12,814	81.4	849	6.6	3,710	23.6		
Upper	1	5.9	1,370	8.7	53	3.9	6,104	38.8		
Unknown	0	0.0	0	0.0	0	0.0	0	0.0		
Total AA	17	100.0	15,747	100.0	1,143	7.3	15,747	100.0		
Housing Units by Tract	Housing Type by Tract									
	Owner-occupied			Rental		Vacant				
	#	% by tract	% by unit	#	% by unit	#	% by unit			
Low	0	0	0.0	0	0.0	0	0.0	0.0		
Moderate	2,458	1,268	8.1	51.6	746	30.3	444	18.1		
Middle	22,594	12,820	82.3	56.7	7,458	33.0	2,316	10.3		
Upper	1,941	1,482	9.5	76.4	410	21.1	49	2.5		
Unknown	0	0	0.0	0.0	0	0.0	0	0.0		
Total AA	26,993	15,570	100.0	57.7	8,614	31.9	2,809	10.4		
Total Businesses by Tract	Businesses by Tract & Revenue Size									
	Less Than or = \$1 Million			Over \$1 Million		Revenue Not Reported				
	#	%	#	%	#	%	#	%		
Low	0	0.0	0	0.0	0	0.0	0	0.0		
Moderate	192	6.5	158	6.1	26	10.0	8	11.0		
Middle	2,531	86.2	2,243	86.1	225	86.9	63	86.3		
Upper	214	7.3	204	7.8	8	3.1	2	2.7		
Unknown	0	0.0	0	0.0	0	0.0	0	0.0		
Total AA	2,937	100.0	2,605	100.0	259	100.0	73	100.0		
Percentage of Total Businesses:			88.7		8.8		2.5			
Total Farms by Tract	Farms by Tract & Revenue Size									
	Less Than or = \$1 Million			Over \$1 Million		Revenue Not Reported				
	#	%	#	%	#	%	#	%		
Low	0	0.0	0	0.0	0	0.0	0	0.0		
Moderate	29	4.4	28	4.4	1	7.7	0	0.0		
Middle	610	93.3	598	93.3	12	92.3	0	0.0		
Upper	15	2.3	15	2.3	0	0.0	0	0.0		
Unknown	0	0.0	0	0.0	0	0.0	0	0.0		
Total AA	654	100.0	641	100.0	13	100.0	0	0.0		
Percentage of Total Farms:			98.0		2.0		0.0			
Source: 2023 FFIEC Census Data 2023 Dun & Bradstreet Data 2016-2020 U.S. Census Bureau: American Community Survey Note: Percentages may not total 100.0 percent due to rounding.										

**APPENDIX C – LIMITED-SCOPE REVIEW ASSESSMENT AREA TABLES**

**Table C-1**

Distribution of 2023 and 2024 Home Mortgage Lending By Income Level of Geography												
Assessment Area: Dakota County Metropolitan												
Geographic Income Level	Bank And Aggregate Loans By Year											Owner Occupied Units %
	2023					2024						
	Bank	Agg	Bank	Agg	\$ (000)	Bank	Agg	Bank	Agg	\$ (000)	\$ %	\$ %
#	# %	# %	\$ (000)	\$ %	\$ %	#	# %	# %	# %	\$ (000)	\$ %	\$ %
Total Home Mortgage Loans												
Low	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0
Moderate	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0
Middle	0	0.0	100.0	0	0.0	100.0	1	100.0	100.0	60	100.0	100.0
Upper	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0
Unknown	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0	0	0.0	0.0
Total	0	0.0	100.0	0	0.0	100.0	1	100.0	100.0	60	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 C-2**

Distribution of 2024 Small Business Lending By Income Level of Geography					Total Businesses %
Assessment Area: Dakota County Metropolitan					
Geographic Income Level	Bank Loans				Total Businesses %
	#	# %	\$ (000)	\$ %	
Low	0	0.0	0	0.0	0.0
Moderate	0	0.0	0	0.0	0.0
Middle	11	100.0	1,148	100.0	100.0
Upper	0	0.0	0	0.0	0.0
Unknown	0	0.0	0	0.0	0.0
Tract-Unk	0	0.0	0	0.0	0.0
Total	11	100.0	1,148	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.

**Table C-3**

Distribution of 2024 Small Farm Lending By Income Level of Geography						
Assessment Area: Dakota County Metropolitan						
Geographic Income Level	Bank Loans				Total Farms %	
	#	#%	\$ (000)	\$ %		
<b>Low</b>	0	0.0	0	0.0	0.0	0.0
<b>Moderate</b>	0	0.0	0	0.0	0.0	0.0
<b>Middle</b>	1	100.0	33	100.0	100.0	100.0
<b>Upper</b>	0	0.0	0	0.0	0.0	0.0
<b>Unknown</b>	0	0.0	0	0.0	0.0	0.0
<b>Tract-Unk</b>	0	0.0	0	0.0	0.0	0.0
<b>Total</b>	1	100.0	33	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.

**Table C-4**

Distribution of 2023 and 2024 Home Mortgage Lending By Borrower Income Level													
Assessment Area: Dakota County Metropolitan													
Borrower Income Level	Bank And Aggregate Loans By Year											Families by Family Income %	
	2023					2024							
	Bank		Agg		Bank		Agg		Bank		Agg		
	#	# %	# %	\$ (000)	\$ %	\$ %	#	# %	# %	\$ (000)	\$ %	\$ %	
<b>Total Home Mortgage Loans</b>													
<b>Low</b>	0	0.0	3.0	0	0.0	1.3	0	0.0	12.7	0	0.0	6.4	18.7
<b>Moderate</b>	0	0.0	32.0	0	0.0	26.3	0	0.0	24.3	0	0.0	20.5	17.9
<b>Middle</b>	0	0.0	26.7	0	0.0	25.0	1	100.0	33.3	60	100.0	33.1	24.8
<b>Upper</b>	0	0.0	22.7	0	0.0	30.7	0	0.0	19.1	0	0.0	26.8	38.6
<b>Unknown</b>	0	0.0	15.7	0	0.0	16.8	0	0.0	10.5	0	0.0	13.3	0.0
<b>Total</b>	0	0.0	100.0	0	0.0	100.0	1	100.0	100.0	60	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 C-5**

Distribution of 2024 Small Business Lending By Revenue Size of Businesses Assessment Area: Dakota County Metropolitan					
	Bank Loans				Total Businesses
	#	#%	\$(000)	\$%	
<b>By Revenue</b>					
<b>\$1 Million or Less</b>	5	45.5	275	24.0	88.7
<b>Over \$1 Million</b>	4	36.4	503	43.8	10.1
<b>Revenue Unknown</b>	2	18.2	370	32.2	1.2
<b>Total</b>	11	100.0	1,148	100.0	100.0
<b>By Loan Size</b>					
<b>\$100,000 or Less</b>	6	54.5	246	21.4	
<b>\$100,001 - \$250,000</b>	5	45.5	902	78.6	
<b>\$250,001 - \$1 Million</b>	0	0.0	0	0.0	
<b>Total</b>	11	100.0	1,148	100.0	
<b>By Loan Size and Revenues \$1 Million or Less</b>					
<b>\$100,000 or Less</b>	4	80.0	113	41.1	
<b>\$100,001 - \$250,000</b>	1	20.0	162	58.9	
<b>\$250,001 - \$1 Million</b>	0	0.0	0	0.0	
<b>Total</b>	5	100.0	275	100.0	
<p>Source: 2024 FFIEC Census Data 2024 Dun &amp; Bradstreet Data 2016-2020 U.S. Census Bureau: American Community Survey</p> <p>Note: Percentages may not total 100.0 percent due to rounding.</p>					

**Table C-6**

Distribution of 2024 Small Farm Lending By Revenue Size of Farms					
Assessment Area: Dakota County Metropolitan					
	Bank Loans				Total Farms
	#	#%	\$(000)	\$%	
<b>By Revenue</b>					
\$1 Million or Less	0	0.0	0	0.0	100.0
Over \$1 Million	0	0.0	0	0.0	0.0
Revenue Unknown	1	100.0	33	100.0	0.0
<b>Total</b>	<b>1</b>	<b>100.0</b>	<b>33</b>	<b>100.0</b>	<b>100.0</b>
<b>By Loan Size</b>					
\$100,000 or Less	1	100.0	33	100.0	
\$100,001 - \$250,000	0	0.0	0	0.0	
\$250,001 - \$500,000	0	0.0	0	0.0	
<b>Total</b>	<b>1</b>	<b>100.0</b>	<b>33</b>	<b>100.0</b>	
<b>By Loan Size and Revenues \$1 Million or Less</b>					
\$100,000 or Less	0	0.0	0	0.0	
\$100,001 - \$250,000	0	0.0	0	0.0	
\$250,001 - \$500,000	0	0.0	0	0.0	
<b>Total</b>	<b>0</b>	<b>0.0</b>	<b>0</b>	<b>0.0</b>	
<p>Source: 2024 FFIEC Census Data 2024 Dun &amp; Bradstreet Data 2016-2020 U.S. Census Bureau: American Community Survey</p> <p>Note: Percentages may not total 100.0 percent due to rounding.</p>					

Table C-7

2024 Dakota County Metropolitan AA Demographics								
Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low	0	0.0	0	0.0	0	0.0	959	18.7
Moderate	0	0.0	0	0.0	0	0.0	919	17.9
Middle	5	100.0	5,125	100.0	552	10.8	1,271	24.8
Upper	0	0.0	0	0.0	0	0.0	1,976	38.6
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	5	100.0	5,125	100.0	552	10.8	5,125	100.0
Housing Units by Tract	Housing Type by Tract							
	Owner-occupied			Rental		Vacant		
	#	% by tract	% by unit	#	% by unit	#	% by unit	
Low	0	0	0.0	0	0.0	0	0.0	
Moderate	0	0	0.0	0	0.0	0	0.0	
Middle	7,867	4,877	100.0	62.0	2,473	31.4	517	6.6
Upper	0	0	0.0	0	0	0.0	0	0.0
Unknown	0	0	0.0	0	0	0.0	0	0.0
Total AA	7,867	4,877	100.0	62.0	2,473	31.4	517	6.6
Total Businesses by Tract	Businesses by Tract & Revenue Size							
	Less Than or = \$1 Million			Over \$1 Million		Revenue Not Reported		
	#	%	#	%	#	%	#	%
Low	0	0.0	0	0.0	0	0.0	0	0.0
Moderate	0	0.0	0	0.0	0	0.0	0	0.0
Middle	584	100.0	518	100.0	59	100.0	7	100.0
Upper	0	0.0	0	0.0	0	0.0	0	0.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	584	100.0	518	100.0	59	100.0	7	100.0
Percentage of Total Businesses:			88.7		10.1		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	0	0.0	0	0.0	0	0.0	0	0.0
Middle	48	100.0	48	100.0	0	0.0	0	0.0
Upper	0	0.0	0	0.0	0	0.0	0	0.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	48	100.0	48	100.0	0	0.0	0	0.0
Percentage of Total Farms:			100.0		0.0		0.0	
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.								

Table C-8

2023 Dakota County Metropolitan AA Demographics														
Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income							
	#	%	#	%	#	%	#	%						
Low	0	0.0	0	0.0	0	0.0	956	18.7						
Moderate	0	0.0	0	0.0	0	0.0	916	17.9						
Middle	5	100.0	5,125	100.0	552	10.8	1,271	24.8						
Upper	0	0.0	0	0.0	0	0.0	1,982	38.7						
Unknown	0	0.0	0	0.0	0	0.0	0	0.0						
Total AA	5	100.0	5,125	100.0	552	10.8	5,125	100.0						
Housing Units by Tract	Housing Type by Tract													
	Owner-occupied			Rental		Vacant								
	#	% by tract	% by unit	#	% by unit	#	% by unit							
Low	0	0	0.0	0	0.0	0	0.0							
Moderate	0	0	0.0	0	0.0	0	0.0							
Middle	7,867	4,877	100.0	62.0	2,473	31.4	517	6.6						
Upper	0	0	0.0	0	0	0.0	0	0.0						
Unknown	0	0	0.0	0	0	0.0	0	0.0						
Total AA	7,867	4,877	100.0	62.0	2,473	31.4	517	6.6						
Total Businesses by Tract	Businesses by Tract & Revenue Size													
	Less Than or = \$1 Million			Over \$1 Million		Revenue Not Reported								
	#	%	#	%	#	%	#	%						
Low	0	0.0	0	0.0	0	0.0	0	0.0						
Moderate	0	0.0	0	0.0	0	0.0	0	0.0						
Middle	712	100.0	631	100.0	71	100.0	10	100.0						
Upper	0	0.0	0	0.0	0	0.0	0	0.0						
Unknown	0	0.0	0	0.0	0	0.0	0	0.0						
Total AA	712	100.0	631	100.0	71	100.0	10	100.0						
Percentage of Total Businesses:			88.6		10.0		1.4							
Total Farms by Tract	Farms by Tract & Revenue Size													
	Less Than or = \$1 Million			Over \$1 Million		Revenue Not Reported								
	#	%	#	%	#	%	#	%						
Low	0	0.0	0	0.0	0	0.0	0	0.0						
Moderate	0	0.0	0	0.0	0	0.0	0	0.0						
Middle	48	100.0	48	100.0	0	0.0	0	0.0						
Upper	0	0.0	0	0.0	0	0.0	0	0.0						
Unknown	0	0.0	0	0.0	0	0.0	0	0.0						
Total AA	48	100.0	48	100.0	0	0.0	0	0.0						
Percentage of Total Farms:			100.0		0.0		0.0							
Source: 2023 FFIEC Census Data 2023 Dun & Bradstreet Data 2016-2020 U.S. Census Bureau: American Community Survey														
Note: Percentages may not total 100.0 percent due to rounding.														

## **APPENDIX D – GLOSSARY**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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