

# **PUBLIC DISCLOSURE**

July 22, 2024

## **COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION**

Bank of Wiggins  
Certificate Number: 8250

109 W Pine Ave  
Wiggins, Mississippi 39577

Federal Deposit Insurance Corporation  
Division of Depositor and Consumer Protection  
Dallas Regional Office

600 North Pearl Street, Suite 700  
Dallas, Texas 75201

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

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## INSTITUTION RATING

**INSTITUTION'S CRA RATING:** This institution is rated **Outstanding**.

An institution in this group has an outstanding record of helping to meet the credit needs of its assessment area, including low- and moderate-income neighborhoods, in a manner consistent with its resources and capabilities.

- The loan-to-deposit ratio is reasonable (considering seasonal variations and taking into account lending related activities) given the institution's size, financial condition, and assessment area credit needs.
- A substantial majority of loans and other lending related activities are in the institution's assessment area.
- The geographic distribution of loans reflects excellent dispersion throughout the assessment area.
- The distribution of borrowers reflects, given the demographics of the assessment area, excellent penetration among individuals of different income levels (including low- and moderate-income) and businesses of different sizes.
- The institution did not receive any CRA-related complaints since the previous evaluation; therefore, this factor did not affect the rating.

## DESCRIPTION OF INSTITUTION

Bank of Wiggins is headquartered in Wiggins, Mississippi. The institution received a Satisfactory rating at the previous FDIC Performance Evaluation, dated August 6, 2018, based on Interagency Small Institution Examination Procedures. The institution does not have a holding company, lending affiliates, or subsidiaries.

Bank of Wiggins operates three full-service offices, in Wiggins, Mississippi and Mc Henry, Mississippi located in Stone County. Loan products offered include commercial, agricultural, home mortgage, and consumer loans, with a primary business focus on commercial, particularly small business, and home mortgage lending. Deposit products offered include checking, savings, money market, and certificates of deposit. Alternative banking services include internet and mobile banking, electronic bill pay, and three bank-owned automated teller machines (ATMs). The bank did not open or close any branches nor participated in any merger or acquisition activities since the previous evaluation.

Assets totaled approximately \$192.3 million as of March 31, 2024, and included total loans of \$93.8 million and deposits totaled \$172.4 million. The loan portfolio is illustrated in the following table.

<b>Loan Portfolio Distribution as of 3/31/2024</b>		
<b>Loan Category</b>	<b>\$(000s)</b>	<b>%</b>
Construction, Land Development, and Other Land Loans	17,545	18.7
Secured by Farmland	2,431	2.6
Secured by 1-4 Family Residential Properties	29,455	31.4
Secured by Multi-family (5 or more) Residential Properties	1,172	1.2
Secured by Non-farm Non-Residential Properties	17,716	18.9
<b>Total Real Estate Loans</b>	<b>68,319</b>	<b>72.8</b>
Commercial and Industrial Loans	15,694	16.7
Agricultural Production and Other Loans to Farmers	1,423	1.5
Consumer	8,126	8.7
Obligations of States and Political Subdivisions in the United States	222	0.2
Other Loans	0	0.0
Lease Financing Receivables (net of unearned income)	0	0.0
Less: Unearned Income	0	0.0
<b>Total Loans</b>	<b>93,784</b>	<b>100.0</b>

*Source: 3/31/2024 Report of Condition and Income.*

Examiners did not identify any financial, legal, or other impediments that affect the bank’s ability to meet its assessment area credit needs.

## **DESCRIPTION OF ASSESSMENT AREA**

The CRA requires each financial institution to define one or more assessment areas within which its CRA performance will be evaluated. Bank of Wiggins designated a single assessment area in Southern Mississippi made up of the following contiguous census tracts located in multiple Metropolitan Statistical Areas (MSA) and the Mississippi (MS) Non-MSA:

- Stone County – all 5 census tracts (Gulfport-Biloxi, MS MSA)
- Harrison County – 16 of 82 census tracts (Gulfport-Biloxi, MS MSA)
- George County – 3 of 6 census tracts (MS Non-MSA)
- Pearl River County – 2 of 16 census tracts (MS Non-MSA)
- Forrest County – 2 of 21 census tracts (Hattiesburg, MS MSA)
- Lamar County – 1 of 17 census tracts (Hattiesburg, MS MSA)
- Perry County – 1 of 3 census tracts (Hattiesburg, MS MSA)

All of the bank’s branches are located in Stone County within the Gulfport-Biloxi, MS MSA. Given the bank’s assessment area is comprised of contiguous census tracts with similar demographic characteristics, that do not extend substantially across the borders of the Gulfport-Biloxi, MS MSA, this evaluations combines all tracts for analysis. Since the previous evaluation, the bank’s assessment area experienced changes due to 2020 U.S. Census Data geography adjustments. The assessment area conforms to CRA regulatory requirements.

**Economic and Demographic Data**

The assessment area consists of 30 census tracts, including one low-, four moderate-, 16 middle, and 9 upper-income, according to 2020 U.S. Census Data. The demographic information indicates high poverty rates with 12.3 percent of families living below the poverty level. The following table illustrates additional demographic characteristics of the assessment area.

<b>Demographic Information of the Assessment Area</b>						
<b>Demographic Characteristics</b>	<b>#</b>	<b>Low % of #</b>	<b>Moderate % of #</b>	<b>Middle % of #</b>	<b>Upper % of #</b>	<b>NA* % of #</b>
Geographies (Census Tracts)	30	3.3	13.3	53.3	30.0	0.0
Population by Geography	105,653	3.7	15.7	52.9	27.6	0.0
Housing Units by Geography	44,632	3.6	15.2	54.6	26.7	0.0
Owner-Occupied Units by Geography	29,875	3.4	11.4	54.6	30.6	0.0
Occupied Rental Units by Geography	8,872	3.6	29.5	47.5	19.4	0.0
Vacant Units by Geography	5,885	4.4	12.8	65.1	17.6	0.0
Businesses by Geography	8,508	2.9	20.9	46.9	29.3	0.0
Farms by Geography	437	5.7	15.1	49.2	30.0	0.0
Family Distribution by Income Level	28,838	20.3	17.6	20.7	41.5	0.0
Household Distribution by Income Level	38,747	21.3	13.7	20.1	44.8	0.0
Median Family Income MSA - 25060 Gulfport-Biloxi, MS MSA		\$62,967	Median Housing Value			\$147,153
Median Family Income MSA - 25620 Hattiesburg, MS MSA		\$58,430	Median Gross Rent			\$734
Median Family Income Non-MSAs - MS		\$53,003	Families Below Poverty Level			12.3%
<i>Source: 2020 U.S. Census Data and 2023 D&amp;B Data            Due to rounding, totals may not equal 100.0%            (*) The NA category consists of geographies that have not been assigned an income classification.</i>						

The assessment area’s economy relies heavily upon small businesses. According to 2023 D&B, 8,508 non-farm businesses are located in the assessment area. Of these businesses, 60.5 percent have four or fewer employees, 95.3 percent operate from a single location, and have 94.7 percent gross annual revenues of \$1 million or less.

Examiners used the 2023 FFIEC median family income levels to analyze home mortgage loans under the borrower profile criterion. The following table details the low-, moderate-, middle-, and upper-income categories based on the 2023 FFIEC median family incomes of \$76,600 for the assessment area.

<b>Median Family Income Ranges</b>				
<b>Median Family Incomes</b>	<b>Low &lt;50%</b>	<b>Moderate 50% to &lt;80%</b>	<b>Middle 80% to &lt;120%</b>	<b>Upper ≥120%</b>
<b>Gulfport-Biloxi, MS MSA Median Family Income (25060)</b>				
2023 (\$76,600)	<\$38,300	\$38,300 to <\$61,280	\$61,280 to <\$91,920	≥\$91,920

*Source: FFIEC*

According to Moody’s Analytics, major employers in the assessment area include Stone County School District, Hood Industries, Stone County Hospital, Mississippi Gulf Coast Community College, DeSoto Paper, and Coastal Paper Company.

Data obtained from the U.S. Bureau of Labor and Statistics indicate that the unemployment rate as of December 2023 was 3.7 percent nationwide and 3.2 percent statewide. Unemployment rates spiked during the COVID-19 pandemic; however, otherwise the rates remained constant. The following table shows the unemployment rates for each county that is part of the bank’s assessment area.

<b>Unemployment Rates</b>			
<b>Area</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>
	<b>%</b>	<b>%</b>	<b>%</b>
Stone County	5.4	3.6	3.4
Harrison County	5.3	3.7	2.9
George County	6.7	4.9	3.9
Pearl River County	5.5	3.8	3.0
Forest County	5.5	3.7	3.0
Lamar County	4.0	3.0	2.5
Perry County	6.4	4.7	3.8
State	5.4	3.8	3.2
National Average	3.9	3.5	3.7

*Source: Bureau of Labor Statistics*

### **Competition**

Bank of Wiggins operates in a highly competitive market. According to the FDIC’s Deposit Market Share Report, as of June 30, 2023, the assessment area contained 27 financial institutions that operated 142 full-service branches. Of these institutions, Bank of Wiggins ranked 12<sup>th</sup>, with 1.7 percent of the deposit market share. Mortgage companies, credit unions, and finance companies also compete for loans in the area adding to the competition level. Overall, the competition level allows for lending opportunities.

### **Community Contact**

As part of the evaluation process, examiners contact third parties active in the assessment areas to assist in identifying the credit needs. This information helps determine local financial institutions’

responsiveness to these needs and shows available credit and community development opportunities.

Examiners utilized an existing contact of a community member. The individual from a local organization shared that there is a shortage of housing in the area and that the primary need in the assessment area is affordable housing for low- and moderate-income individuals. The contact indicated that financial institutions in the area are actively conscious of CRA and work to meet the needs of their assessment area.

### **Credit Needs**

Considering information obtained from the community contact, bank management, and demographic and economic information, examiners determined that home mortgage loans represent the primary credit needs of the assessment area.

## **SCOPE OF EVALUATION**

### **General Information**

This evaluation covers the period from the prior evaluation dated August 6, 2018, to the current evaluation dated July 22, 2024. Examiners applied Interagency Small Institution Examination Procedures, which consists of the Lending Test, to evaluate CRA performance. The Appendix lists the applicable test's criteria. Examiners applied full-scope procedures to evaluate performance in the institution's sole assessment area.

### **Activities Reviewed**

Interagency Small Institution Examination Procedures require examiners to determine the bank's major product lines for review. As an initial matter, examiners may select from among the same loan categories used for CRA Large Institution evaluations: home mortgage, small business, small farm, and consumer loans. The following table shows the bank's lending activity for 2023.

<b>Loans Originated or Purchased</b>				
<b>Loan Category</b>	<b>\$(000s)</b>	<b>%</b>	<b>#</b>	<b>%</b>
Construction and Land Development	9,157	26.4	44	3.0
Secured by Farmland	478	1.4	3	0.2
Secured by 1-4 Family Residential Properties	7,235	20.9	63	4.3
Multi-Family (5 or more) Residential Properties	0	0.0	0	0.0
Commercial Real Estate Loans	2,380	6.9	11	0.7
Commercial and Industrial Loans	9,169	26.5	203	13.8
Agricultural Loans	472	1.4	21	1.4
Consumer Loans	5,747	16.6	1,127	76.6
Other Loans	0	0.0	0	0.0
<b>Total Loans</b>	<b>34,638</b>	<b>100.0</b>	<b>1,472</b>	<b>100.0</b>
<i>Source: 2023 Bank Data</i>				

Considering both dollar volume and number of loans during 2023, as well as management’s business strategy, examiners determined the bank’s major product lines consist of small business, home mortgage, and consumer loans. Since the other category typically reviewed for CRA, small farm loans, does not represent a major product line, and thus would not materially affect any conclusions or ratings, this evaluation does not include a review of them.

This evaluation considers the universe of 214 small business loans, originated between January 1, 2023 and December 31, 2023, totaling \$11.5 million for assessment area concentration and geographic distribution performance. Examiners then reviewed a sample of 54 small business loans totaling \$1.8 million for borrower profile performance originated in the same timeframe. Examiners used 2023 D&B Data as a comparison for small business loans.

The bank reported data under the Home Mortgage Disclosure Act (HMDA) in 2023; however, previously in 2021 and 2022, the bank was exempt from HMDA reporting. Examiners considered 2022 and 2023 residential data, and presented the 2022 performance in this evaluation, as comparable aggregate data is not available for 2023. As a result, examiners considered the universe of 73 residential loans, originated between January 1, 2022 and December 31, 2022, totaling \$6.8 million for assessment area concentration, geographic distribution performance, and borrower profile performance. Examiners used 2020 U.S. Census Data as a comparison for home mortgage loan performance.

Finally, this evaluation also considers a sample of 67 consumer loans totaling \$323 thousand for assessment area concentration, geographic distribution, and borrower profile performance. Examiners used 2020 U.S. Census Data as a comparison for consumer loan performance.

Examiners considered the universe of small business, home mortgage, and consumer loans when determining loan product weighting. Consequently, small business loans will receive heavier weighting than home mortgage and consumer loans when arriving at overall conclusions.



## CONCLUSIONS ON PERFORMANCE CRITERIA

### LENDING TEST

Bank of Wiggins demonstrated an outstanding record regarding the Lending Test. The performance in geographic distribution, borrower profile, and assessment area concentration support this conclusion.

### Loan-to-Deposit Ratio

The loan-to-deposit ratio is reasonable (considering seasonal variations and taking into account lending related activities) given the institution's size, financial condition, and assessment area credit needs. For the 24 quarters since the previous evaluation, the bank recorded a 57.5 percent average, net loan-to-deposit ratio, lower than the 69.3 percent ratio reported at the previous evaluation. The quarterly, net loan-to-deposit ratio ranged from a high of 68.1 percent on September 30, 2018, to a low of 49.3 percent on December 31, 2021. Although the rate fluctuated, it reflects a generally stable trend over the evaluation period.

Examiners identified and listed one comparable institution operating in a similar area and reflecting comparable lending emphases in the following table. The bank's net loan-to-deposit ratio is generally within reasonable range of the comparable institution.

<b>Loan-to-Deposit Ratio Comparison</b>		
<b>Bank</b>	<b>Total Assets as of 3/31/2024 (\$000s)</b>	<b>Average Net LTD Ratio (%)</b>
<b>Bank of Wiggins, Wiggins, MS</b>	<b>192,262</b>	<b>57.5</b>
FNB Picayune Bank, Picayune, MS	265,451	66.9

*Source: Reports of Condition and Income (9/30/2018- 3/31/2024).*

### Assessment Area Concentration

A substantial majority of loans and other lending related activities are inside the institution's assessment area. The following table shows the bank originated a substantial majority of home mortgage loans and consumer loans, by both number and dollar volume along with a majority of small business loans, by both number and dollar volume within the assessment area. Considering both the number and dollar volume of the loan products reviewed, the bank originated a substantial majority of its loans in the institution's assessment area.

Lending Inside and Outside of the Assessment Area										
Loan Category	Number of Loans				Total #	Dollar Amount of Loans \$(000s)				Total \$(000s)
	Inside		Outside			Inside		Outside		
	#	%	#	%		\$	%	\$	%	
Home Mortgage										
2022	69	94.5	4	5.5	73	6,326	93.2	463	6.8	6,789
2023	55	91.7	5	8.3	60	6,450	94.9	344	5.1	6,794
<b>Subtotal</b>	<b>124</b>	<b>93.2</b>	<b>9</b>	<b>6.8</b>	<b>133</b>	<b>12,776</b>	<b>94.1</b>	<b>807</b>	<b>5.9</b>	<b>13,583</b>
Small Business	184	86.0	30	14.0	214	7,896	68.4	3,649	31.6	11,545
Consumer	62	92.5	5	7.5	67	308	95.4	15	4.6	323

*Source: 2022 & 2023 Bank Data; 2023 HMDA Reported Data*

### **Geographic Distribution**

The geographic distribution of loans reflects excellent dispersion throughout the Gulfport-Biloxi MSA assessment area. Excellent performances for small business, home mortgage, and consumer loans support this conclusion.

#### ***Small Business Loans***

The geographic distribution of small business loans reflects excellent dispersion throughout the Gulfport-Biloxi MSA assessment area. Excellent performances in low- and moderate-income census tracts support this conclusion.

The following table shows lending in low-income census tracts exceeds demographic data by 13.4 percentage points, reflecting excellent performance. The table further shows that the level of lending in moderate income census tracts exceeds demographic data by 13.9 percentage points, also reflecting excellent performance.

Geographic Distribution of Small Business Loans					
Tract Income Level	% of Businesses	#	%	\$(000s)	%
Low	2.9	30	16.3	1,180	14.9
Moderate	20.9	64	34.8	3,684	46.7
Middle	46.9	81	44.0	2,730	34.6
Upper	29.3	9	4.9	302	3.8
Not Available	0.0	0	0.0	0	0.0
<b>Totals</b>	<b>100.0</b>	<b>184</b>	<b>100.0</b>	<b>7,896</b>	<b>100.0</b>

*Source: 2023 D&B Data; Bank Data  
Due to rounding, totals may not equal 100.0%*

### ***Home Mortgage Loans***

The geographic distribution of home mortgage loans reflects excellent dispersion throughout the Gulfport-Biloxi MSA assessment area. Excellent performances in low- and moderate-income census tracts support this conclusion.

The following table shows lending in low-income census tracts exceeds demographic data by 14.0 percentage points, reflecting excellent performance. The table further shows that the level of lending in moderate-income census tracts exceeds demographic data by 30.6 percentage points, also reflective of excellent performance.

<b>Geographic Distribution of Home Mortgage Loans</b>					
<b>Tract Income Level</b>	<b>% of Owner-Occupied Housing Units</b>	<b>#</b>	<b>%</b>	<b>\$(000s)</b>	<b>%</b>
Low	3.4	12	17.4	1,429	22.6
Moderate	11.4	29	42.0	2,163	34.2
Middle	54.6	25	36.2	2,180	34.5
Upper	30.6	3	4.3	554	8.8
Not Available	0.0	0	0.0	0	0.0
<b>Total</b>	<b>100.0</b>	<b>69</b>	<b>100.0</b>	<b>6,326</b>	<b>100.0</b>
<i>Source: 2020 U.S. Census, Bank Data Due to rounding, totals may not equal 100.0%</i>					

### ***Consumer Loans***

The geographic distribution of consumer loans reflects excellent dispersion throughout the Gulfport-Biloxi MSA assessment area. Excellent performances in low- and moderate-income census tracts support this conclusion.

The following table shows lending in low-income census tracts exceeds demographic data by 12.6 percentage points, reflecting excellent performance. The table further shows that the level of lending moderate-income census tracts exceeds demographic data by 28.0 percentage points, also reflective of excellent performance.

<b>Geographic Distribution of Consumer Loans</b>					
<b>Tract Income Level</b>	<b>% of Households</b>	<b>#</b>	<b>%</b>	<b>\$(000s)</b>	<b>%</b>
Low	3.5	10	16.1	52	16.9
Moderate	15.5	27	43.5	118	38.2
Middle	53.0	24	38.7	129	41.9
Upper	28.1	1	1.6	10	3.1
Not Available	0.0	0	0.0	0	0.0
<b>Totals</b>	<b>100.0</b>	<b>62</b>	<b>100.0</b>	<b>308</b>	<b>100.0</b>
<i>Source: 2020 U.S. Census; Bank Data. Due to rounding, totals may not equal 100.0%</i>					

**Borrower Profile**

The distribution of borrowers reflects, given the demographics of the assessment area, excellent penetration among individuals of different income levels (including low- and moderate-income) and businesses of different sizes. Excellent small business and consumer lending performance along with reasonable home mortgage lending performance support this conclusion.

***Small Business Loans***

The distribution of small business loans, based on the borrowers’ profiles, reflects an excellent record in the Gulfport-Biloxi MSA assessment area. Excellent performance to businesses with gross annual revenues of \$1 million or less primarily supports this conclusion. As shown in the following table, the bank originated more than nine out of every ten small business loans to businesses with gross annual revenues of \$1 million or less, reflecting excellent performance.

<b>Distribution of Small Business Loans by Gross Annual Revenues</b>					
<b>Gross Revenue Level</b>	<b>% of Businesses</b>	<b>#</b>	<b>%</b>	<b>\$(000s)</b>	<b>%</b>
< \$100,000	71.9	30	55.6	670	37.3
\$100,000 - \$249,999	17.0	21	38.9	844	47.0
\$250,000 - \$499,999	2.6	1	1.9	20	1.1
\$500,000 - \$1,000,000	1.4	0	0.0	0	0.0
<b>Subtotal &lt;= \$1,000,000</b>	<b>93.0</b>	<b>52</b>	<b>96.0</b>	<b>1,534</b>	<b>85.0</b>
>\$1,000,000	1.5	2	3.7	260	14.5
Revenue Not Available	5.5	0	0.0	0	0.0
<b>Total</b>	<b>100.0</b>	<b>54</b>	<b>100.0</b>	<b>1,794</b>	<b>100.0</b>
<i>Source: 2023 D&amp;B Data; Bank Data Due to rounding, totals may not equal 100.0%</i>					

***Home Mortgage Loans***

The distribution of borrowers reflects reasonable penetration among individuals of different income levels in the Gulfport-Biloxi MSA assessment area. The following table shows the distribution of loans to low-income borrowers trails demographic data by 8.7 percentage points, indicative of reasonable performance. The lending to moderate-income borrowers exceeds demographic data by 4.1 percentage points, further reflecting reasonable performance.

<b>Distribution of Home Mortgage Loans by Borrower Income Level</b>					
<b>Borrower Income Level</b>	<b>% of Families</b>	<b>#</b>	<b>%</b>	<b>\$(000s)</b>	<b>%</b>
Low	20.3	8	11.6	321	5.1
Moderate	17.6	15	21.7	1,190	18.8
Middle	20.7	15	21.7	999	15.8
Upper	41.5	30	43.5	3,769	59.6
Not Available	0.0	1	1.4	48	0.8
<b>Total</b>	<b>100.0</b>	<b>69</b>	<b>100.0</b>	<b>6,326</b>	<b>100.0</b>

*Source: 2020 U.S. Census; Bank Data  
Due to rounding, totals may not equal 100.0%*

### ***Consumer Loans***

The distribution of borrowers reflects excellent penetration among individuals of different income levels in the Gulfport-Biloxi MSA assessment area. The following table shows the distribution of loans to low-income borrowers exceeds demographic data by 35.2 percentage points, reflecting excellent performance. The lending to moderate-income borrowers exceeds demographic data by 13.7 percentage points, further reflecting excellent performance.

<b>Distribution of Consumer Loans by Borrower Income Category</b>					
<b>Borrower Income Level</b>	<b>% of Households</b>	<b>#</b>	<b>%</b>	<b>\$(000s)</b>	<b>%</b>
Low	21.3	35	56.5	96	31.2
Moderate	13.7	17	27.4	120	39.0
Middle	20.1	5	8.1	33	10.6
Upper	44.8	5	8.1	59	19.2
Not Available	0.0	0	0.0	0	0.0
<b>Totals</b>	<b>100.0</b>	<b>62</b>	<b>100.0</b>	<b>308</b>	<b>100.0</b>

*Source: 2020 U.S. Census; Bank Data.  
Due to rounding, totals may not equal 100.0%*

### **Response to Complaints**

The bank did not receive any CRA-related complaints since the previous evaluation; therefore, this criterion did not affect the rating.

## **DISCRIMINATORY OR OTHER ILLEGAL CREDIT PRACTICES REVIEW**

The bank's compliance with the laws relating to discrimination and other illegal credit practices was reviewed, including the Fair Housing Act and the Equal Credit Opportunity Act. Examiners did not identify any discriminatory or other illegal credit practices.

## APPENDICES

### SMALL BANK PERFORMANCE CRITERIA

#### Lending Test

The Lending Test evaluates the bank's record of helping to meet the credit needs of its assessment area(s) by considering the following criteria:

- 1) The bank's loan-to-deposit ratio, adjusted for seasonal variation, and, as appropriate, other lending-related activities, such as loan originations for sale to the secondary markets, community development loans, or qualified investments;
- 2) The percentage of loans, and as appropriate, other lending-related activities located in the bank's assessment area(s);
- 3) The geographic distribution of the bank's loans;
- 4) The bank's record of lending to and, as appropriate, engaging in other lending-related activities for borrowers of different income levels and businesses and farms of different sizes; and
- 5) The bank's record of taking action, if warranted, in response to written complaints about its performance in helping to meet credit needs in its assessment area(s).

## 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.

**American Community Survey (ACS):** A nationwide United States Census survey that produces demographic, social, housing, and economic estimates in the form of five year estimates based on population thresholds.

**Area Median Income:** The median family income for the MSA, if a person or geography is located in an MSA; or the statewide nonmetropolitan median family income, if a person or geography is located outside an MSA.

**Assessment Area:** A geographic area delineated by the bank under the requirements of the Community Reinvestment Act.

**Census Tract:** A small, relatively permanent statistical subdivision of a county or equivalent entity. The primary purpose of census tracts is to provide a stable set of geographic units for the presentation of statistical data. Census tracts generally have a population size between 1,200 and 8,000 people, with an optimum size of 4,000 people. Census tract boundaries generally follow visible and identifiable features, but they may follow nonvisible legal boundaries in some instances. State and county boundaries always are census tract boundaries.

**Combined Statistical Area (CSA):** A combination of several adjacent metropolitan statistical areas or micropolitan statistical areas or a mix of the two, which are linked by economic ties.

**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, home equity loans, other secured consumer loans, and other unsecured consumer loans.

**Core Based Statistical Area (CBSA):** The county or counties or equivalent entities associated with at least one core (urbanized area or urban cluster) of at least 10,000 population, plus adjacent counties having a high degree of social and economic integration with the core as measured through commuting ties with the counties associated with the core. Metropolitan and Micropolitan Statistical Areas are the two categories of CBSAs.

**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 non-relatives living with the family. Families are classified by type as either a married-couple family or other family. Other family 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).

**FFIEC-Estimated Income Data:** The Federal Financial Institutions Examination Council (FFIEC) issues annual estimates which update median family income from the metropolitan and nonmetropolitan areas. The FFIEC uses American Community Survey data and factors in information from other sources to arrive at an annual estimate that more closely reflects current economic conditions.

**Full-Scope Review:** A full-scope review is accomplished when examiners complete all applicable interagency examination procedures for an assessment area. Performance under applicable tests is analyzed considering performance context, quantitative factors (e.g., geographic distribution, borrower profile, and total number and dollar amount of investments), and qualitative factors (e.g., 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 applicants; the amount of loan requested; and the disposition of the application (approved, denied, and withdrawn).

**Home Mortgage Loans:** Includes closed-end mortgage loans or open-end line of credits as defined in the HMDA regulation that are not an excluded transaction per the HMDA regulation.

**Housing Unit:** Includes a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied as separate living quarters.

**Limited-Scope Review:** A limited scope review is accomplished when examiners do not complete all applicable interagency examination procedures for an assessment area. Performance under applicable tests is often analyzed using only quantitative factors (e.g., geographic distribution, borrower profile, 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.

**Median Income:** The median income divides the income distribution into two equal parts, one having incomes above the median and other having incomes below the median.

**Metropolitan Division (MD):** A county or group of counties within a CBSA that contain(s) an urbanized area with a population of at least 2.5 million. A MD is one or more main/secondary



counties representing an employment center or centers, plus adjacent counties associated with the main/secondary county or counties through commuting ties.

**Metropolitan Statistical Area (MSA):** CBSA associated with at least one urbanized area having a population of at least 50,000. The MSA comprises the central county or counties or equivalent entities containing the core, plus adjacent outlying counties having a high degree of social and economic integration with the central county or counties as measured through commuting.

**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 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 and less than 80 percent in the case of a geography.

**Multi-family:** Refers to a residential structure that contains five or more units.

**Nonmetropolitan Area (also known as non-MSA):** All areas outside of metropolitan areas. The definition of nonmetropolitan area is not consistent with the definition of rural areas. Urban and rural classifications cut across the other hierarchies. For example, there is generally urban and rural territory within metropolitan and nonmetropolitan areas.

**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.

**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.

**Rural Area:** Territories, populations, and housing units that are not classified as urban.

**Small Business Loan:** A loan included in "loans to small businesses" as defined in the Consolidated Report of Condition and Income (Call Report). These loans have original amounts of \$1 million or less and are either secured by nonfarm nonresidential properties or are classified as commercial and industrial loans.

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

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

**Urban Area:** All territories, populations, and housing units in urbanized areas and in places of 2,500 or more persons outside urbanized areas. More specifically, “urban” consists of territory, persons, and housing units in places of 2,500 or more persons incorporated as cities, villages, boroughs (except in Alaska and New York), and towns (except in the New England states, New York, and Wisconsin).

“Urban” excludes the rural portions of “extended cities”; census designated place of 2,500 or more persons; and other territory, incorporated or unincorporated, including in urbanized areas.