PUBLIC DISCLOSURE

December 9, 2024

COMMUNITY REINVESTMENT ACT
PERFORMANCE EVALUATION

AB&T
Certificate Number: 35029

2815 Meredyth Drive
Albany, Georgia 31707

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

10 10th Street NE, Suite 900
Atlanta, Georgia 30309-3849

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INSTITUTION RATING

INSTITUTION'S CRA RATING: This institution is rated **<u>Satisfactory.</u>**

An institution in this group has a satisfactory 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 Lending Test is rated <u>Satisfactory</u>.

- The loan-to-deposit ratio is reasonable, given the institution's size, financial condition, and assessment area credit needs.

- The bank originated a substantial majority of home mortgage and small business loans within the assessment area.

- The geographic distribution of loans reflects reasonable dispersion throughout the assessment area.

- The distribution of loans reflects, given the demographics of the assessment area, poor penetration among borrowers of different income levels and businesses of different sizes.

- The institution has not received any CRA-related complaints since the previous evaluation. Therefore, this factor did not affect the Lending Test rating.

DESCRIPTION OF INSTITUTION

AB&T is a state-chartered community bank headquartered in Albany, Georgia. The bank is a wholly owned subsidiary of Community Capital Bancshares Inc., a one-bank holding company also headquartered in Albany, Georgia. AB&T received a Satisfactory CRA rating at the prior FDIC Performance Evaluation, dated September 25, 2018, based on Small Bank Examination Procedures. The bank did not engage in any merger or acquisition activity since the previous evaluation.

AB&T operates two branches in Albany, Georgia, including one full-service branch (main office) and one drive thru-only branch. Since the prior CRA evaluation, the bank closed one full-service branch in an upper-income census tract of Leesburg, Georgia. AB&T's primary business focus remains commercial lending followed by business-purpose residential lending. The bank offers a variety of products and services to meet the banking needs of its assessment area. Commercial credit products offered include real estate construction loans, equipment loans, and operating lines of credit. Consumer-purpose credit products offered include adjustable-rate residential mortgage loans, construction loans, home equity loans, and personal secured and unsecured loans. AB&T also offers residential mortgage loans by providing its customers with access to long-term fixed rates through the secondary market. These include home mortgage loans insured by the Veterans Administration, Federal Housing Administration, and U.S. Department of Agriculture that offer either low or no down payment. Deposit products offered include checking, savings, money market, certificates of deposit, and Individual Retirement Accounts. Alternative systems for delivering retail banking services include 24-hour automated teller machines located at each branch, online banking (including bill pay), mobile banking (including mobile check deposit), and telephone and text banking.

According to the September 30, 2024, Consolidated Reports of Condition and Income, AB&T reported total assets of $259.4 million, total loans of $168.9 million, and total deposits of $225.4 million. As illustrated in the following table, the loan portfolio continues to consist primarily of loans secured by nonfarm nonresidential properties at 36.2 percent, followed closely by loans secured by 1-4 family residential properties at 30.2 percent. The totals as of September 30, 2024, remain relatively unchanged from the loan portfolio composition at the prior evaluation. Examiners did not identify any financial, legal, or other impediments that affect the bank's ability to meet the assessment area's credit needs.

Loan Portfolio Distribution as of 9/30/2024		
Loan Category	**$(000s)**	**%**
Construction, Land Development, and Other Land Loans	8,270	4.9
Secured by Farmland	4,294	2.5
Secured by 1-4 Family Residential Properties	51,054	30.2
Secured by Multifamily (5 or more) Residential Properties	1,071	0.6
Secured by Nonfarm Nonresidential Properties	61,122	36.2
Total Real Estate Loans	**125,811**	**74.4**
Commercial and Industrial Loans	36,934	21.9
Agricultural Production and Other Loans to Farmers	3,161	1.9
Consumer Loans	3,004	1.8
Other Loans	14	0.0
Total Loans	**168,924**	**100.0**
Source: Reports of Condition and Income 9/30/2024		

DESCRIPTION OF ASSESSMENT AREA

The CRA requires each financial institution to define one or more assessment areas within which its performance will be evaluated. AB&T's single delineated assessment area remains unchanged since the prior evaluation. The assessment area includes all of Dougherty and Lee Counties in Georgia, which are part of the Albany, Georgia Metropolitan Statistical Area (MSA).

The demographic composition of the assessment area changed since the prior CRA evaluation due to the 2020 U.S. Census data released by the Federal Financial Institutions Examination Council (FFIEC) in April 2022. The 2020 U.S. Census data updated the 2015 American Community Survey (ACS) data based on information collected from 2015 through 2020. As a result, there was an increase in the number of census tracts and income classification changes, which affected the bank's assessment area. Specifically, based on the 2015 ACS data, the assessment area included 32 census tracts consisting of 4 low-, 9 moderate-, 8 middle-, and 11 upper-income census tracts. Based on the 2020 U.S. Census data, the assessment area now includes 37 census tracts consisting of 6 low-, 6 moderate-, 14 middle-, and 10 upper-income census tracts, and 1 census tract with no income designation.

Economic and Demographic Data

The following table outlines select demographic characteristics of the assessment area based on the 2020 U.S. Census data and the 2023 Dun & Bradstreet (D&B) business demographic data.

Demographic Information of the Assessment Area						
Demographic Characteristics	**#**	**Low % of #**	**Moderate % of #**	**Middle % of #**	**Upper % of #**	**NA* % of #**
Geographies (Census Tracts)	37	16.2	16.2	37.8	27.0	2.7
Population by Geography	118,953	12.3	12.6	35.5	34.9	4.7
Housing Units by Geography	51,918	11.9	14.9	35.7	32.3	5.1
Owner-Occupied Units by Geography	23,800	5.1	8.2	35.9	46.7	4.1
Occupied Rental Units by Geography	20,983	18.6	19.0	35.0	22.8	4.6
Vacant Units by Geography	7,135	14.5	25.7	37.1	12.2	10.4
Businesses by Geography	16,751	14.1	8.7	35.4	37.9	3.9
Farms by Geography	678	8.3	5.6	39.7	44.7	1.8
Family Distribution by Income Level	28,435	24.7	14.7	19.1	41.5	0.0
Household Distribution by Income Level	44,783	26.8	13.5	18.3	41.4	0.0
Median Family Income MSA - 10500 Albany, GA MSA		$56,166	Median Housing Value			$113,098
			Median Gross Rent			$774
			Families Below Poverty Level			18.5%
Source: 2020 U.S. Census and 2023 D&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.*						

The Geographic Distribution criterion compares home mortgage loans to the distribution of owner-occupied housing units and small business loans to the percentage of businesses located in low-, moderate-, middle-, and upper-income census tracts. Only 5.1 percent and 8.2 percent of the assessment area's owner-occupied housing units are in low- and moderate-income census tracts, respectively, indicating limited lending opportunities in such areas. Additionally, only 8.7 percent of the assessment area's businesses are in moderate-income census tracts.

Examiners used FFIEC-updated median family income levels for the Albany, Georgia MSA to analyze home mortgage lending under the Borrower Profile criterion. The following table reflects low-, moderate-, middle-, and upper-income categories in the assessment area for 2023.

Median Family Income Ranges				
Median Family Income	**Low <50%**	**Moderate 50% to <80%**	**Middle 80% to <120%**	**Upper ≥120%**
2023 ($72,000)	<$36,000	$36,000 to <$57,600	$57,600 to <$86,400	≥$86,400
Source: FFIEC				

The analysis of small business loans under the Borrower Profile criterion compares the distribution of businesses by gross annual revenue level. Of the assessment area's businesses in 2023, 90.2 percent had gross annual revenues of $1 million or less, 2.3 percent had gross annual revenues of more than $1 million, and 7.5 percent had unknown revenues. Service industries represent the largest sector of business in the assessment area at 33.0 percent, followed by retail trade at 11.7 percent and finance,

insurance, and real estate at 9.5 percent. According to Moody's Analytics, major employers include Phoebe Putney Health Systems, Marine Corps Logistics Base, and Albany State University.

Data obtained from the U.S. Bureau of Labor Statistics indicate a notable decline in the unemployment rate for Dougherty County from 2021 to 2022 and a slight decline in the unemployment rate from 2022 to 2023. The unemployment rate in Dougherty County was above the unemployment rate for Georgia and the national average each year, whereas the unemployment rate in Lee County was below the unemployment rate for Georgia and the national average each year.

Unemployment Rates			
Area	**2021**	**2022**	**2023**
	%	%	%
Dougherty County	6.3	4.5	4.3
Lee County	3.1	3.0	2.8
Georgia	3.9	3.1	3.2
National Average	5.4	3.7	3.6
Source: U.S. Bureau of Labor Statistics (not seasonally adjusted)			

Competition

The assessment area is a competitive market for financial services. According to FDIC Deposit Market Share data as of June 30, 2024, 11 financial institutions operated 24 branches within the assessment area. Of these institutions, AB&T ranked 6th with a deposit market share of 8.5 percent. The three leading financial institutions included Ameris Bank, Synovus Bank, and Renasant Bank, collectively accounting for 49.6 percent of the total deposit market share.

Significant competition exists in the assessment area for home mortgage loans among banks, credit unions, and non-depository mortgage lenders. According to 2023 aggregate data, 184 institutions reported a total of 1,912 residential mortgage loans originated or purchased in the assessment area. By number of loans, AB&T ranked 35th with a market share of 0.6 percent. The top three lenders by number of loans were Georgia Community Bank, Flagstar Bank NA, and Rocket Mortgage, collectively accounting for 21.8 percent of the total home mortgage loan market share.

Moderate competition exists in the assessment area for small business loans. AB&T is not required to report small business loan data and has elected not to report such information. Therefore, the analysis of small business loans under the Lending Test does not include a comparison against aggregate data. The aggregate data, however, reflects the level of competition for small business loans. Aggregate data for 2022 indicates 65 lenders reported a total of 2,471 small business loans originated or purchased in the assessment area. The top three lenders by number of loans include American Express National Bank, Capital One NA, and Synchrony Bank, collectively accounting for 42.3 percent of the total small business loan market share.

Community Contact

As part of the CRA evaluation process, examiners contact community organizations, or use existing community contacts, to gain insight regarding the credit needs and economic conditions of an assessment area. For this evaluation, examiners used an existing community contact with a representative from a non-profit organization that provides a variety of community services to low- and moderate-income individuals in the assessment area. The contact indicated the assessment area is facing elevated poverty levels, limited job opportunities, and low wages. The contact also stated that high interest rates and inflation have made it challenging for low- and moderate-income individuals to obtain affordable housing. As a result, the contact identified affordable home mortgage loans as a credit need.

Credit Needs

Based on demographic information, economic data, and the community contact, examiners identified home mortgage and small business lending as credit needs within the assessment area. The number of low- and moderate-income families, at 24.7 percent and 14.7 percent, respectively, indicates an opportunity to provide affordable home mortgage loans. Additionally, 90.2 percent of the assessment area's businesses have gross annual revenues of $1 million or less, indicating an opportunity to make small business loans.

SCOPE OF EVALUATION

General Information

This evaluation covers the period from the prior CRA evaluation dated September 25, 2018, to the current evaluation dated December 9, 2024. Examiners used Interagency Small Bank Examination Procedures to evaluate AB&T's CRA performance. As described in the Appendices, these procedures include a Lending Test.

Activities Reviewed

AB&T's major product line is small business loans, followed by home mortgage loans. In reaching this conclusion, examiners considered the bank's business strategy, and the number and dollar volume of loans originated during the evaluation period. The bank's small business lending performance received greater weight in the overall Lending Test conclusions, as small business loans constitute the largest number of loan originations during the evaluation period and were the bank's primary business focus throughout the evaluation period. No other loan type, such as small farm loans, represents a major product line and, therefore, is not included in the review.

Examiners reviewed the universe of small business loans originated in 2022 and 2023. AB&T originated 103 small business loans totaling $25.3 million in 2022 and 101 small business loans totaling $22.7 million in 2023. Examiners determined that the bank's small business lending performance in 2022 and 2023 was representative of its performance throughout the evaluation period. Additionally, examiners compared the bank's 2022 and 2023 small business lending performance to 2022 and 2023 D&B data, respectively.

Examiners also reviewed the universe of home mortgage loans the bank reported on its 2023 Home Mortgage Disclosure Act (HMDA) Loan Application Register. AB&T originated 14 home mortgage loans totaling $2.7 million in 2023. The bank was not required to report HMDA data during the evaluation period but elected to collect and report data in 2023 only. Examiners determined that the bank's home mortgage lending performance in 2023 was representative of its performance throughout the evaluation period. Finally, examiners compared the bank's 2023 home mortgage lending performance to 2020 U.S. Census data and 2023 aggregate lending data.

CONCLUSIONS ON PERFORMANCE CRITERIA

LENDING TEST

The Lending Test is rated satisfactory. This rating is supported by a reasonable loan-to-deposit ratio, a substantial majority of loans originated within the assessment area, and a reasonable distribution of loans throughout the assessment area. In addition, the bank has not received any CRA-related complaints.

Loan-to-Deposit Ratio

The loan-to-deposit ratio is reasonable given the institution's size, financial condition, and assessment area credit needs. The net loan-to-deposit ratio averaged 85.0 percent over the previous 25 calendar quarters from September 30, 2018, to September 30, 2024. Over this period, the quarterly net loan-to-deposit ratio ranged from a low of 69.4 percent as of March 31, 2022, to a high of 107.7 percent as of September 30, 2019. The quarterly net loan-to-deposit ratio exhibited a decreasing trend from September 30, 2019, through December 31, 2020, due to deposit growth outpacing loan growth, and remained relatively stable since that date. AB&T's most recent quarterly net loan-to-deposit ratio was 73.9 percent as of September 30, 2024.

Examiners identified two similarly situated institutions that are comparable in terms of bank structure, branching network, and market area served. AB&T's average net loan-to-deposit ratio exceeded one similarly situated institution while trailing the other, as illustrated in the following table.

Loan-to-Deposit Ratio Comparison		
Bank	Total Assets as of 9/30/2024 ($000s)	Average Net Loan-to Deposit Ratio (%)
AB&T, Albany, Georgia	259,442	85.0
Flint Community Bank, Albany, GA	307,263	95.6
Georgia Community Bank, Dawson, GA	377,424	72.8
Source: Reports of Condition and Income 9/30/2018 - 9/30/2024		

Assessment Area Concentration

The bank originated a substantial majority of loans, by number and dollar volume, within the assessment area. The following table illustrates the distribution of lending inside and outside of the assessment area.

Loan Category	Number of Loans				Total #	Dollars Amount of Loans $(000s)				Total $(000s)
	Inside		Outside			Inside		Outside		
	#	%	#	%		$	%	$	%	
Small Business										
2022	99	96.1	4	3.9	103	23,230	91.8	2,086	8.2	**25,316**
2023	97	96.0	4	4.0	101	21,233	93.5	1,467	6.5	**22,700**
Subtotal	**196**	**96.1**	**8**	**3.9**	**204**	**44,463**	**92.6**	**3,553**	**7.4**	**48,016**
Home Mortgage										
2023	11	78.6	3	21.4	14	2,267	82.6	479	17.4	**2,746**
Total	**207**	**95.0**	**11**	**5.0**	**218**	**46,730**	**92.1**	**4,032**	**7.9**	**50,762**
Source: HMDA Reported Data; Bank Data										

Geographic Distribution

The geographic distribution of loans reflects reasonable dispersion throughout the assessment area. Reasonable small business and home mortgage lending performance support this conclusion.

Small Business Loans

The geographic distribution of small business loans reflects reasonable dispersion throughout the assessment area. The bank's lending performance in the low-income census tracts was above demographic data in 2022 and significantly above demographic data in 2023. The bank did not originate any small business loans in the moderate-income census tracts in 2022 or 2023; however, as noted previously, the moderate-income tracts include a small percentage of assessment area businesses limiting opportunity to lend. The following table illustrates the distribution of small business loans within the assessment area.

Geographic Distribution of Small Business Loans					
Tract Income Level	**% of Businesses**	**#**	**%**	**$(000s)**	**%**
Low					
2022	14.9	21	21.2	2,682	11.5
2023	14.1	36	37.1	2,746	12.9
Moderate					
2022	8.5	0	0.0	0	0.0
2023	8.7	0	0.0	0	0.0
Middle					
2022	35.4	28	28.3	7,516	32.4
2023	35.4	21	21.7	8,093	38.1
Upper					
2022	37.1	49	49.5	12,857	55.3
2023	37.9	39	40.2	9,894	46.6
Not Available					
2022	4.1	1	1.0	175	0.8
2023	3.9	1	1.0	500	2.4
Total					
2022	**100.0**	**99**	**100.0**	**23,230**	**100.0**
2023	**100.0**	**97**	**100.0**	**21,233**	**100.0**
Source: 2022-2023 D&B Data; Bank Data					

Home Mortgage Loans

The geographic distribution of home mortgage loans reflects reasonable dispersion throughout the assessment area. The bank's lending performance in the low-income census tracts was above demographic and aggregate data. The bank did not originate any home mortgage loans in the moderate-income census tracts, which was below demographic and aggregate data. However, the aggregate performance and percentage of owner-occupied housing units indicate limited home mortgage lending opportunities in the moderate-income census tracts. The following table illustrates the distribution of home mortgage loans within the assessment area in 2023.

Geographic Distribution of Home Mortgage Loans (2023)						
Tract Income Level	**% of Owner-Occupied Housing Units**	**Aggregate Performance % of #**	**#**	**%**	**$(000s)**	**%**
Low	5.1	3.3	1	9.1	65	2.9
Moderate	8.2	3.0	0	0.0	0	0.0
Middle	35.9	39.3	9	81.8	2,134	94.1
Upper	46.7	51.2	1	9.1	68	3.0
Not Available	4.1	3.2	0	0.0	0	0.0
Total	**100.0**	**100.0**	**11**	**100.0**	**2,267**	**100.0**
Source: 2020 U.S. Census; 2023 HMDA Aggregate Data; 2023 HMDA Data						

Borrower Profile

The distribution of borrowers reflects, given the demographics of the assessment area, poor penetration among businesses of different sizes and individuals of different income levels. AB&T's poor lending performance to small businesses primarily supports this conclusion.

Small Business Loans
The distribution of small business loans reflects poor penetration among businesses of different sizes. The bank's lending performance was significantly below the percentage of businesses with gross annual revenues of $1 million or less in both 2022 and 2023. The following table illustrates the distribution of small business loans by gross annual revenue level.

Distribution of Small Business Loans by Gross Annual Revenue Category					
Gross Revenue Level	% of Businesses	#	%	$(000s)	%
≤ $1,000,000					
2022	88.9	21	21.2	4,274	18.4
2023	90.2	21	21.7	3,136	14.8
> $1,000,000					
2022	2.6	60	60.6	14,271	61.4
2023	2.3	66	68.0	15,172	71.4
Revenue Not Available					
2022	8.5	18	18.2	4,685	20.2
2023	7.5	10	10.3	2,925	13.8
Total					
2022	**100.0**	**99**	**100.0**	**23,230**	**100.0**
2023	**100.0**	**97**	**100.0**	**21,233**	**100.0**
Source: 2022-2023 D&B Data; Bank Data					

Home Mortgage Loans
As shown in the following table, the bank did not originate any home mortgage loans to low- or moderate-income borrowers. However, 10 of the 11 home mortgage loans originated were commercial-purpose loans for which income data is not available. Therefore, examiners are unable to form meaningful conclusions on the bank's distribution of home mortgage loans by borrower income level.

Distribution of Home Mortgage Loans by Borrower Income Level (2023)						
Borrower Income Level	% of Families	Aggregate Performance % of #	#	%	$(000s)	%
Low	24.7	5.0	0	0.0	0	0.0
Moderate	14.7	13.9	0	0.0	0	0.0
Middle	19.1	20.6	0	0.0	0	0.0
Upper	41.5	35.0	3	27.3	900	39.7
Not Available	0.0	25.5	8	72.7	1,367	60.3
Total	**100.0**	**100.0**	**11**	**100.0**	**2,267**	**100.0**
Source: 2020 U.S. Census; 2023 HMDA Aggregate Data; 2023 HMDA Data						

Response to Complaints

The bank has not received any CRA-related complaints since its prior CRA 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.