



PUBLIC DISCLOSURE

January 10, 2022

COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION

Mid-Southern Savings Bank, FSB
704817

300 North Water Street
Salem, Indiana 47167

Office of the Comptroller of the Currency
10200 Forest Green Boulevard, Suite 501
Louisville, Kentucky 40223

NOTE: 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, and should not 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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Overall CRA Rating

Institution's CRA Rating: This institution is rated **Satisfactory**.

The lending test is rated: Satisfactory

The major factors that support this rating include:

- The loan-to-deposit (LTD) ratio is reasonable given Mid-Southern Savings Bank's (MSSB's or Bank's) size, financial condition, and credit needs of the Bank's assessment areas (AAs).
- A majority of MSSB's loans are originated within its AAs.
- The penetration of home mortgage loans and small business loans to borrowers of different income levels is reasonable.
- MSSB's geographic distribution of home mortgage loans reflect reasonable dispersion throughout its AAs.

Loan-to-Deposit Ratio

Considering the Bank's size, financial condition, and credit needs of the AAs, the Bank's LTD ratio is reasonable. MSSB's LTD ratio averaged 74.3 percent over the last 14 quarters since the previous CRA examination, with a quarterly high of 80.3 percent and quarterly low of 62.7 percent. MSSB ranks third among three similarly situated banks serving its AAs. The other two banks average LTD ratios of 94.9 percent and 86.6 percent over the same quarters. The LTD ratio is calculated on a bank-wide basis.

Lending in Assessment Area

A majority of MSSB's loans are inside its AAs. The Bank originated and purchased 67.0 percent of its total loans inside the Bank's AAs during the evaluation period. This analysis is performed at the Bank, rather than the AA level. The following table details the Bank's lending within the AAs by number and dollar volume during the evaluation period for each loan category.

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	168	67.7	80	32.3	248	17,548	46.1	20,507	53.9	38,055
Small Business	25	62.5	15	37.5	40	3,105	39.5	4,754	60.5	7,859
Total	193	67.0	95	33.0	288	20,653	45.0	25,261	55.0	45,914

Source: Home Mortgage Disclosure Act data originated January 1, 2018 – December 31, 2020 and random sample of business loans from Bank records that were originated during the same period. Due to rounding, totals may not equal 100.0%

Description of Institution

MSSB is a \$252 million stock thrift, headquartered in Salem, Indiana. The Bank operates three branches, including the main branch in Washington County (Salem, Indiana) and two loan production

offices (LPOs), located in New Albany, Indiana and Louisville, Kentucky. Mid-Southern Bancorp, Inc owns 100 percent of the Mid-Southern Savings Bank, FSB stock.

MSSB is a full-service lender offering traditional, noncomplex products and services. The Bank offers residential and commercial real estate loans, home equity lines of credit, commercial, agricultural, and consumer loans. Deposit products include personal checking and savings, money market, business checking, public funds checking, and certificates of deposit.

Competition from other financial institutions is strong. MSSB's competitors consist of several community banks and branches of larger regional banks. According to June 30, 2021 Federal Deposit Insurance Corporation (FDIC) data, 13 banks with 17 offices operated within MSSB's AAs. The 17 offices held a combined total of \$1.1 billion in deposits. MSSB ranked first with a 17.4 percent market share.

As of the September 30, 2021 call report, MSSB reported \$199 million in total deposits, \$120 million in total loans, and \$41 million in Tier 1 Capital. The loan portfolio breakdown is as follows:

Loan Portfolio Summary by Loan Type		
September 30, 2021		
Loan Category	\$ (000)	% of total loans
Loans Secured by Real Estate	107, 715	89.9
Consumer Loans	9,560	8.0
Commercial Loans	1,998	1.6
Agriculture Loans	62	.1
Other Loans	553	.4
Total Loans	\$119,888	100.0%

There were no legal or financial circumstances that impacted MSSB's ability to meet the credit needs of its community. However, the Covid-19 pandemic beginning in 2020 impacted the local economy, including unemployment data. The U.S. Small Business Administration (SBA) Paycheck Protection Program (PPP) provided loans to help businesses keep their workforce employed during the Covid-19 crisis. MSSB participated in this program and originated 61 loans, or \$1.3 million, to businesses within their assessment areas to support their community's needs. The last CRA evaluation was performed on December 18, 2017. MSSB received a Satisfactory rating.

Scope of the Evaluation

Evaluation Period/Products Evaluated

We evaluated MSSB's CRA performance using the Small Bank Lending Test. The Lending Test assesses the Bank's record of meeting the credit needs of its AAs through lending activities. The evaluation period for this review was January 1, 2018 through December 31, 2020.

We used Call Report data to determine the Bank's quarterly LTD ratio. The Lending Test also includes an analysis of the primary loan products during the three-year evaluation period. Residential mortgages

and commercial lending were selected to assess CRA performance. Residential mortgages and commercial originations by dollar volume during the evaluation period were 53.5 and 39.1 percent, respectively.

Our analysis of the Bank's lending performance is based on available Home Mortgage Disclosure Act (HMDA) Loan Application Registers (LAR) data and a sample of randomly selected loans from the Bank's records for 2018-2020. The OCC performed a data integrity review in November 2021 and verified the Bank's HMDA LAR data was reliable.

Selection of Areas for Full-Scope Review

MSSB has two AAs. Both meet the requirements of the CRA and do not arbitrarily exclude any census tracts (CTs) based on the designation of their income level or the demographic make-up of the CTs. We completed a full-scope review for each AA. Refer to the table in *Appendix A: Scope of Examination* for more information.

Ratings

The Bank's overall rating is based on the State of Indiana rating. The State rating is based on a full-scope review of the Bank's AAs. In assessing performance, we placed more weight on the distribution of loans by borrower income level than the geographic distribution of loans. This was done as there are no low-income CTs and six moderate-income CTs out of a total of 22 CTs. More weight was also placed on AA2 as the Bank is headquartered in AA2, where it conducts the majority of its loan and deposit activity.

Discriminatory or Other Illegal Credit Practices Review

Pursuant to 12 CFR 25.28(c) or 195.28(c), respectively, in determining a national bank's or federal savings association's (collectively, bank) CRA rating, the OCC considers evidence of discriminatory or other illegal credit practices in any geography by the bank, or in any AA by an affiliate whose loans have been considered as part of the bank's lending performance. As part of this evaluation process, the OCC consults with other federal agencies with responsibility for compliance with the relevant laws and regulations, including the U.S. Department of Justice, the U.S. Department of Housing and Urban Development, and the Bureau of Consumer Financial Protection, as applicable.

The OCC has not identified that this institution (or any affiliate whose loans have been considered as part of the institution's lending performance) has engaged in discriminatory or other illegal credit practices that require consideration in this evaluation.

The OCC will consider any information that this institution engaged in discriminatory or other illegal credit practices, identified by or provided to the OCC before the end of the institution's next performance evaluation in that subsequent evaluation, even if the information concerns activities that occurred during the evaluation period addressed in this performance evaluation.

State Rating

State of Indiana

CRA rating for the State of Indiana: Satisfactory

The Lending Test is rated: Satisfactory

The major factors that support this rating include:

- The distribution of home mortgage loans and loans to small businesses reflects a reasonable penetration among low- and moderate-income borrowers.
- The Bank exhibits reasonable geographic distribution of loans in moderate-income CTs.

Description of Institution's Operations in Indiana

MSSB's AA's meet the requirements of the regulation and do not arbitrarily exclude any low- or moderate-income areas. MSSB delineated two AAs for CRA purposes. AA1, the Indiana Non-MSA AA, includes the entire counties of Lawrence and Orange. The other delineated AA (AA2) is the entirety of Washington County, which is located in the Louisville/Jefferson County, KY-IN MSA.

Opportunities for community reinvestment include support of organizations that provide services for low- and moderate-income families. As part of this evaluation, we contacted Hoosier Uplands Economic Development Corporation. They provided comprehensive services to the poor, elderly, and disabled. The corporation strives to alleviate poverty, improve living conditions, and provide access to health care and social services to those families and individuals in need within their service area. These are services available to all three counties in the Bank's two AAs. The contact indicated local banks, including MSSB, are active in meeting community needs.

AA1: Indiana Non-MSA

2015 U.S. Census Data: The total population of the combined Lawrence and Orange counties was 65,539. The AA consisted of 16 CTs, including three moderate-income tracts and 13 middle-income tracts. There are no low- or upper-income tracts.

Economic Data: Economic conditions in the AA prior to the Covid-19 pandemic were similar to conditions in the state of Indiana. According to the Bureau of Labor Statistics, the unemployment rate for Lawrence county remained fairly stable throughout 2018 and 2019 with a high of 4.8 percent at the beginning of 2018 and a low of 3.2 percent in December 2019. Similarly, Orange County's unemployment rate remained generally stable over the time period, with a high in February 2018 of 4.8 percent and a low in December 2019 of 2.9 percent. Both counties' December 2019 unemployment rates were in-line with the state of Indiana's rate of 3.1 percent. At the peak of the pandemic in April 2020, the unemployment rates for Lawrence and Orange Counties were 16.6 and 27.0 percent, respectively. Orange County's rate exceeded the state of Indiana's peak at 16.9 percent, but Lawrence County was in-

line. By December 2020, Lawrence, and Orange County both improved significantly to 4.4 percent and 5.5 percent, respectively. Lawrence County compared favorably to the state and national unemployment rates of 4.3 percent and 6.7 percent, respectively. Orange County exceeded the state but was favorable to the national unemployment rate.

Employment opportunities within the counties is focused in retail, construction, and the service industry. Major employers within Lawrence and Orange County include West Baden Springs Hotel, GM Powertrain, and IU Health Bedford Hospital.

The following table shows demographic information covering MSSB's AA1.

Table A – Demographic Information of the Assessment Area						
Assessment Area: Lawrence-Orange - Non-MSA- IN						
Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #	NA* % of #
Geographies (Census Tracts)	16	0.0	18.8	81.3	0.0	0.0
Population by Geography	65,539	0.0	13.5	86.5	0.0	0.0
Housing Units by Geography	30,088	0.0	14.3	85.7	0.0	0.0
Owner-Occupied Units by Geography	20,078	0.0	11.7	88.3	0.0	0.0
Occupied Rental Units by Geography	6,064	0.0	21.3	78.7	0.0	0.0
Vacant Units by Geography	3,946	0.0	17.0	83.0	0.0	0.0
Businesses by Geography	3,915	0.0	21.8	78.2	0.0	0.0
Farms by Geography	255	0.0	6.3	93.7	0.0	0.0
Family Distribution by Income Level	18,233	20.7	19.2	23.1	36.9	0.0
Household Distribution by Income Level	26,142	23.9	18.1	19.0	39.0	0.0
Median Family Income Non-MSAs - IN		\$55,715	Median Housing Value			\$98,965
			Median Gross Rent			\$621
			Families Below Poverty Level			11.6%
<i>Source: 2015 ACS and 2020 D&B Data</i> <i>Due to rounding, totals may not equal 100.0%</i> <i>(*) The NA category consists of geographies that have not been assigned an income classification.</i>						

AA2: Washington County portion of the Louisville/Jefferson County, KY-IN MSA

2015 U.S. Census Data: The total population of Washington county was 27,930. The AA consisted of six CTs, including three moderate- and three middle-income tracts. There were no low- or upper-income tracts.

Economic Data: Economic conditions in the AA prior to the Covid-19 pandemic were similar to conditions in the state of Indiana. According to the Bureau of Labor Statistics, Washington County's unemployment rate remained relatively stable throughout 2018 and 2019 with a high of 4.2 percent in January 2018 and a low of 2.8 percent in December 2019. The state of Indiana's annual unemployment

rate was generally stable throughout 2018 and 2019 with a 3.1 percent rate in December 2019. At the peak of the pandemic in April 2020, the unemployment rate for the county peaked at 17.5 percent. The state of Indiana peaked at 16.9 percent. The Washington County unemployment rate in December 2020 improved significantly to 3.9 percent, which compared favorably to the state and national unemployment rates of 4.3 and 6.7 percent, respectively.

Employment opportunities within the county are focused in agriculture, retail, and the service industry. Major employers within Washington County include Peerless Gear, Kimball Office, Walmart, and Netshape Technologies.

The following table shows demographic information covering MSSB's Washington County AA.

Table A – Demographic Information of the Assessment Area						
Assessment Area: Washington – Louisville/Jefferson County, KY-IN MSA						
Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #	NA* % of #
Geographies (Census Tracts)	6	0.0	50.0	50.0	0.0	0.0
Population by Geography	27,930	0.0	51.7	48.3	0.0	0.0
Housing Units by Geography	12,188	0.0	54.5	45.5	0.0	0.0
Owner-Occupied Units by Geography	8,088	0.0	53.7	46.3	0.0	0.0
Occupied Rental Units by Geography	2,454	0.0	55.1	44.9	0.0	0.0
Vacant Units by Geography	1,646	0.0	57.3	42.7	0.0	0.0
Businesses by Geography	1,564	0.0	54.7	45.3	0.0	0.0
Farms by Geography	196	0.0	38.8	61.2	0.0	0.0
Family Distribution by Income Level	7,333	29.5	21.5	23.1	25.8	0.0
Household Distribution by Income Level	10,542	28.5	21.0	18.3	32.2	0.0
Median Family Income MSA - 31140 Louisville/Jefferson County, KY-IN MSA		\$64,965	Median Housing Value			\$103,478
			Median Gross Rent			\$621
			Families Below Poverty Level			13.0%
<i>Source: 2015 ACS and 2020 D&B Data</i>						
<i>Due to rounding, totals may not equal 100.0%</i>						
<i>(*) The NA category consists of geographies that have not been assigned an income classification.</i>						

CONCLUSIONS WITH RESPECT TO PERFORMANCE IN INDIANA

LENDING TEST

The Bank's performance under the Lending Test in Indiana is rated Satisfactory.

Distribution of Loans by Income Level of the Geography

The Bank exhibits reasonable geographic distribution of loans in Indiana.

Home Mortgage Loans

Our analysis found a reasonable dispersion of home mortgage loans across geographies in the Bank's AAs. Refer to Table O in *Appendix C: Tables for Performance Data* for the facts and data used to evaluate the geographic distribution of the Bank's home mortgage loan originations and purchases.

Indiana Non-MSA (AA1):

Lending to geographies of different income levels in the AA reflects a poor dispersion. There were no low-income CTs in the AA. The Bank originated 5.4 percent of residential loans to borrowers in the moderate-income CTs during the evaluation period. That was below the percentage of owner-occupied housing units in moderate income CTs (11.7 percent) and the aggregate distribution of home mortgage loans (14.8 percent). There are no low-income CTs and only two moderate-income CTs in the AA contributing to the difficulty to originate loans in these areas. Further, the Bank's branch locations in the rural part of the AA coupled with the presence of several competitors create barriers to easily serve the moderate-income CTs.

Washington County (AA2):

Lending to geographies of different income levels in the AA reflects reasonable dispersion. There were no low-income CTs in the AA. The Bank originated 47.3 percent of residential loans to borrowers in the moderate-income CTs during the evaluation period. This was slightly below the percentage of owner-occupied housing units in moderate-income CTs (53.7 percent) and the aggregate distribution of home mortgage loans (54.5 percent) reported by all lenders, it nonetheless represents reasonable penetration in relation to the Bank's size, financial condition, and needs of the AA.

Small Loans to Businesses

The distribution of business loans reflects a reasonable dispersion across moderate-income geographies within the Bank's AAs. Refer to Table Q in *Appendix C: Tables for Performance Data* for the facts and data used to evaluate the geographic distribution of the Bank's originations and purchases of small loans to businesses.

Indiana Non-MSA (AA1):

Lending to geographies of different income levels in AA1 reflects very poor dispersion. MSSB originated zero loans to small business in moderate-income CTs. This was significantly less than the 21.8 percent of businesses located in the moderate-income CTs and the aggregate lending comparator of 23.8 percent. There are no low-income CTs and only two moderate-income CTs in the AA contributing to the difficulty to originate loans in these areas. Further, the Bank's branch locations in the rural part of the AA coupled with the presence of several competitors create barriers to easily serve the moderate-income CTs.

Washington County (AA2):

Lending to geographies of different income levels in AA2 reflect reasonable dispersion. The Bank originated 40 percent of loans to small businesses in moderate-income CTs. This was moderately less than the 54.7 percent of businesses located in the moderate-income CTs and the aggregate lending comparator of 59.8 percent.

Distribution of Loans by Income Level of the Borrower

The Bank exhibits a reasonable distribution of loans to individuals of different income levels and businesses and farms of different sizes, given the product lines offered by the Bank.

Home Mortgage Loans

The distribution of home mortgage loans reflects a reasonable penetration among low- and moderate-income borrowers. Refer to Table P in *Appendix C: Tables for Performance Data* for the facts and data used to evaluate the borrower distribution of the Bank's home mortgage loan originations and purchases.

Indiana Non-MSA (AA1):

Distribution to home mortgage loans to low- and moderate-income families is reasonable. MSSB originated 12.9 percent and 35.1 percent of loans to low- and moderate-income families, respectively. The percentage of loans to low-income borrowers is below the percentage of low-income families in the AA (20.7 percent) but above the aggregate comparator percentage of 8.3 percent. The Bank's percentage of loans to moderate-income borrowers is above the percentage of moderate-income families in the AA (19.2 percent) and the aggregate comparator of 20.7 percent.

There are local factors inhibiting the Bank's performance of originating loans to low-income families compared to the percentage of low-income families in the AA. There are 14.6 percent of households below the poverty level. Based on the median family income of \$53,707, low-income families earn less than \$26,853 per year. The median house value is \$98,965 in AA1 contributing to the difficulty for low-income borrowers to purchase a home. Additionally, rental units comprise approximately 22.3 percent of the total housing units in AA1 giving low-income families more feasible options for housing.

Washington County (AA2):

Lending to low- and moderate-income families in AA2 is reasonable. Over the assessment period, MSSB originated 18.3 percent and 21.4 percent of its home mortgage loans to low- and moderate-income borrowers, respectively. The percentage of loans to low-income borrowers is below the percentage of low-income families in the AA but above the aggregate comparator percentage. The Bank's percentage of loans to moderate-income borrowers is in-line with the percentage of moderate-income families in the AA (21.5 percent) and marginally below aggregate comparator of 22.7 percent.

The factors impeding the ability to originate loans to low-income families are similar to AA1. The percentage below the poverty level is slightly higher at 15.2 percent. Also, the median family income is slightly lower at \$50,514 which has low-income families earning less than \$25,256 per year. The median

house value is \$103,478 in AA2 contributing to the difficulty for low-income borrowers to purchase a home. Additionally, rental units comprise approximately 21.6 percent of total housing units in AA2 giving low-income families more feasible options for housing.

Small Loans to Businesses

The distribution of business loans reflects a reasonable penetration among businesses of different sizes. Refer to Table R in *Appendix C: Tables for Performance Data* for the facts and data used to evaluate the borrower distribution of the Bank's originations and purchases of small loans to businesses.

Indiana Non-MSA (AA1):

MSSB's distribution of loans to businesses of different sizes in AA1 is reasonable. MSSB originated 55.0 percent of loans to businesses with revenues of less than \$1 million. While this is below the 83.2 percent of small businesses in the AA, it is greater than the aggregate lending comparator of 32.0 percent. There are also 30.0 percent of loans with revenues not reported due to the loan originations being a part of the SBA's PPP loan program in which gross revenue information was not required to be obtained to assist the businesses.

Washington County (AA2):

MSSB's distribution of loans to businesses of different sizes in AA2 is reasonable. MSSB originated 70.0 percent of loans to businesses with revenues of less than \$1 million. While this is below the 85.6 percent of small businesses in the AA, it is greater than the aggregate lending comparator of 52.7 percent. There are also 25.0 percent of loans with revenues not reported due to the loan originations being a part of the SBA's PPP loan program in which gross revenue information was not required to be obtained to assist the businesses.

Responses to Complaints

MSSB did not receive any written complaints regarding its CRA performance during the evaluation period.

Appendix A: Scope of Examination

The following table identifies the time period covered in this evaluation, affiliate activities that were reviewed, and loan products considered. The table also reflects the MSAs and non-MSAs that received comprehensive examination review, designated by the term “full-scope,” and those that received a less comprehensive review, designated by the term “limited-scope”.

Time Period Reviewed:	January 1, 2018 to December 31, 2020	
Bank Products Reviewed:	Home mortgage and small business	
Affiliate(s)	Affiliate Relationship	Products Reviewed
<i>Not Applicable</i>	<i>Not Applicable</i>	<i>Not Applicable</i>
List of Assessment Areas and Type of Examination		
Rating and Assessment Areas	Type of Exam	Other Information
Louisville0Jefferson County KY-IN MSA #31140	Full-Scope	Washington County only
Lawrence and Orange Counties	Full-Scope	

Appendix B: Definitions and Common Abbreviations

The following terms and abbreviations are used in this performance evaluation, including the CRA tables. The definitions are intended to provide the reader with a general understanding of the terms, not a strict legal definition.

Affiliate: Any company that controls, is controlled by, or is under common control with another company. A company is under common control with another company if the same company directly or indirectly controls both companies. For example, a bank subsidiary is controlled by the bank and is, therefore, an affiliate.

Aggregate Lending (Aggt.): The number of loans originated and purchased by all reporting lenders (HMDA or CRA) in specified income categories as a percentage of the aggregate number of loans originated and purchased by all reporting lenders in the state/assessment area.

Census Tract (CT): A small, relatively permanent statistical subdivision of a county delineated by a local committee of census data users for the purpose of presenting data. Census tracts nest within counties, and their boundaries normally follow visible features, but may follow legal geography boundaries and other non-visible features in some instances, Census tracts ideally contain about 4,000 people and 1,600 housing units.

Combined Statistical Area (CSA): A geographic entity consisting of two or more adjacent Core Based Statistical Areas with employment interchange measures of at least 15. An employment interchange measure is a measure of ties between two adjacent entities. The employment interchange measure is the sum of the percentage of workers living in the smaller entity who work in the larger entity and the percentage of employment in the smaller entity that is accounted for by workers who reside in the larger entity.

Community Development (CD): 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 Small Business Administration Development Company or Small Business Investment Company programs size eligibility standards or have gross annual revenues of \$1 million or less; or activities that revitalize or stabilize low- or moderate-income geographies, distressed or underserved nonmetropolitan middle-income geographies, or designated disaster areas.

Community Reinvestment Act (CRA): The statute that requires the OCC to evaluate a bank's record of meeting the credit needs of its entire community, including LMI areas, consistent with the safe and sound operation of the bank, and to take this record into account when evaluating certain corporate applications filed by the bank.

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 non-relatives 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 under the Lending, Investment, and Service Tests is analyzed considering performance context, quantitative factors (e.g., geographic distribution, borrower distribution, 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 conduct 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, the disposition of the application (e.g., approved, denied, and withdrawn), the lien status of the collateral, any requests for preapproval, and loans for manufactured housing.

Home Mortgage Loans: A closed-end mortgage loan or an open-end line of credit as these terms are defined under 12 CFR 1003.2, and that is not an excluded transaction under 12 CFR 1003.3(c)(1) through (c)(10) and (c)(13).

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 under the Lending, Investment, and Service Tests is analyzed using only quantitative factors (e.g., geographic distribution, borrower distribution, total number and dollar amount of investments, and branch distribution).

Low-Income Individual: Individual income that is less than 50 percent of the area median income.

Low Income Geography: A census tract with a median family income that is less than 50 percent.

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 state/assessment area.

Median Family Income (MFI): The median income determined by the U.S. Census Bureau every five years and used to determine the income level category of geographies. The median is the point at which half of the families have income above, and half below, a range of incomes. Also, the median income determined by the Federal Financial Institutions Examination Council (FFIEC) annually that is used to determine the income level category of individuals. For any given area, the median is the point at which half of the families have income above, and half below, a range of incomes.

Metropolitan Division: As defined by Office of Management and Budget, a county or group of counties within a Core Based Statistical Area that contains an urbanized population of at least 2.5 million. A Metropolitan Division consists of one or more main/secondary counties that represent an employment center or centers, plus adjacent counties associated with the main/secondary county or counties through commuting ties.

Metropolitan Statistical Area: An area, defined by the Office of Management and Budget, as a core based statistical area associated with at least one urbanized area that has a population of at least 50,000. The Metropolitan Statistical Area comprises the central county or counties 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 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.

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.

Rating Area: A rated area is a state or multi-state metropolitan statistical 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 multi-state metropolitan statistical area, the institution will receive a rating for the multi-state metropolitan statistical area.

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.

Small Loan(s) to Farm(s): 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, or are classified as loans to finance agricultural production and other loans to farmers.

Tier 1 Capital: The total of common shareholders' equity, perpetual preferred shareholders' equity with non-cumulative dividends, retained earnings and minority interests in the equity accounts of consolidated subsidiaries.

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

Appendix C: Tables of Performance Data

Content of Standardized Tables

A separate set of tables is provided for each state. All multistate metropolitan statistical areas, if applicable, are presented in one set of tables. References to the “bank” include activities of any affiliates that the bank provided for consideration (refer to appendix A: Scope of the Examination). For purposes of reviewing the Lending Test tables, the following are applicable: (1) purchased are treated as originations; and (2) “aggregate” is the percentage of the aggregate number of reportable loans originated and purchased by all HMDA or CRA-reporting lenders in the MMSA/assessment area. Deposit data are compiled by the FDIC and are available as of June 30th of each year. Tables without data are not included in this PE.

The following is a listing and brief description of the tables included in each set:

- Table O. Assessment Area Distribution of Home Mortgage Loans by Income Category of the Geography** - Compares the percentage distribution of the number of loans originated and purchased by the bank in low-, moderate-, middle-, and upper-income geographies to the percentage distribution of owner-occupied housing units throughout those geographies. The table also presents aggregate peer data for the years the data is available.
- Table P. Assessment Area Distribution of Home Mortgage Loans by Income Category of the Borrower** - Compares the percentage distribution of the number of loans originated and purchased by the bank to low-, moderate-, middle-, and upper-income borrowers to the percentage distribution of families by income level in each MMSA/assessment area. The table also presents aggregate peer data for the years the data is available.
- Table Q. Assessment Area Distribution of Loans to Small Businesses by Income Category of the Geography** - The percentage distribution of the number of small loans (less than or equal to \$1 million) to businesses that were originated and purchased by the bank in low-, moderate-, middle-, and upper-income geographies compared to the percentage distribution of businesses (regardless of revenue size) in those geographies. Because aggregate small business data are not available for geographic areas smaller than counties, it may be necessary to compare bank loan data to aggregate data from geographic areas larger than the bank’s assessment area.
- Table R. Assessment Area Distribution of Loans to Small Businesses by Gross Annual Revenue** - Compares the percentage distribution of the number of small loans (loans less than or equal to \$1 million) originated and purchased by the bank to businesses with revenues of \$1 million or less to: 1) the percentage distribution of businesses with revenues of greater than \$1 million; and, 2) the percentage distribution of businesses for which revenues are not available. The table also presents aggregate peer small business data for the years the data is available.

Table O: Assessment Area Distribution of Home Mortgage Loans by Income Category of the Geography																				2018-20
Assessment Area:	Total Home Mortgage Loans				Low-Income Tracts			Moderate-Income Tracts			Middle-Income Tracts			Upper-Income Tracts			Not Available-Income Tracts			
	#	\$	% of Total	Overall Market	% of Owner-Occupied Housing Units	% Bank Loans	Aggregate	% of Owner-Occupied Housing Units	% Bank Loans	Aggregate	% of Owner-Occupied Housing Units	% Bank Loans	Aggregate	% of Owner-Occupied Housing Units	% Bank Loans	Aggregate	% of Owner-Occupied Housing Units	% Bank Loans	Aggregate	
AA1 - Non-MSA	37	3,404	22.0	1,808	0.0	0.0	0.0	11.7	5.4	14.8	88.3	94.6	85.2	0.0	0.0	0.0	0.0	0.0	0.0	
AA2 - MSA	131	14,144	78.0	1,200	0.0	0.0	0.0	53.7	47.3	54.5	46.3	52.7	45.5	0.0	0.0	0.0	0.0	0.0	0.0	
Total	168	17,548	100.0	3,008	0.0	0.0	0.0	23.8	38.1	30.6	76.2	61.9	69.4	0.0	0.0	0.0	0.0	0.0	0.0	

Source: 2015 ACS Census; 01/01/2018 - 12/31/2020 Bank Data, 2020 HMDA Aggregate Data, Due to rounding, totals may not equal 100.0%

Table P: Assessment Area Distribution of Home Mortgage Loans by Income Category of the Borrower																				2018-20
Assessment Area:	Total Home Mortgage Loans				Low-Income Borrowers			Moderate-Income Borrowers			Middle-Income Borrowers			Upper-Income Borrowers			Not Available-Income Borrowers			
	#	\$	% of Total	Overall Market	% Families	% Bank Loans	Aggregate	% Families	% Bank Loans	Aggregate	% Families	% Bank Loans	Aggregate	% Families	% Bank Loans	Aggregate	% Families	% Bank Loans	Aggregate	
AA1 - Non-MSA	37	3,404	26.5	1,808	20.7	12.9	8.3	19.2	35.1	20.7	23.1	24.3	22.0	36.9	35.5	26.1	0.0	0.0	22.9	
AA2 - MSA	131	14,144	78.0	1,200	29.5	18.3	14.2	21.5	21.4	22.7	23.1	20.6	18.5	25.8	35.1	19.5	0.0	4.6	25.2	
Total	168	17,548	100.0	3,008	23.2	16.7	10.6	19.9	24.4	21.5	23.1	21.4	20.6	33.8	33.9	23.5	0.0	3.6	23.8	

Source: 2015 ACS Census ; 01/01/2018 - 12/31/2020 Bank Data, 2020 HMDA Aggregate Data, Due to rounding, totals may not equal 100.0%

Assessment Area:	Total Loans to Small Businesses				Low-Income Tracts			Moderate-Income Tracts			Middle-Income Tracts			Upper-Income Tracts			Not Available-Income Tracts		
	#	\$	% of Total	Overall Market	% Businesses	% Bank Loans	Aggregate	% Businesses	% Bank Loans	Aggregate	% Businesses	% Bank Loans	Aggregate	% Businesses	% Bank Loans	Aggregate	% Businesses	% Bank Loans	Aggregate
AA1 - Non-MSA	20	1,751	38.5	772	0.0	0.0	0.0	21.8	0.0	23.8	78.2	100.0	76.2	0.0	0.0	0.0	0.0	0.0	0.0
AA2 - MSA	20	2,792	61.5	328	0.0	0.0	0.0	54.7	40.0	59.8	45.3	60.0	40.2	0.0	0.0	0.0	0.0	0.0	0.0
Total	40	4,543	100.0	1,100	0.0	0.0	0.0	31.2	20.0	34.5	68.8	80.0	65.5	0.0	0.0	0.0	0.0	0.0	0.0

*Source: 2020 D&B Data; 01/01/2018 - 12/31/2020 Bank Data; 2019 CRA Aggregate Data,
Due to rounding, totals may not equal 100.0%*

Assessment Area:	Total Loans to Small Businesses				Businesses with Revenues <= 1MM			Businesses with Revenues > 1MM		Businesses with Revenues Not Available	
	#	\$	% of Total	Overall Market	% Businesses	% Bank Loans	Aggregate	% Businesses	% Bank Loans	% Businesses	% Bank Loans
AA1 - Non-MSA	20	1,751	38.5	772	83.2	55.0	32.0	4.6	15.0	12.2	30.0
AA2 - MSA	20	2,792	61.5	328	85.6	70.0	52.7	2.8	5.0	11.6	25.0
Total	40	4,543	100.0	1,100	83.9	62.5	38.2	4.1	10.0	12.0	27.5

*Source: 2020 D&B Data; 01/01/2018 - 12/31/2020 Bank Data,
Due to rounding, totals may not equal 100.0%*