

PUBLIC DISCLOSURE

May 7, 2024

COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION

Alamerica Bank
Certificate Number: 35314

2170 Highland Avenue
Birmingham, Alabama 35205

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

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Atlanta, Georgia 30309-3849

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 **Satisfactory**.

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 Satisfactory.

- The bank's net loan-to-deposit ratio is reasonable given the institution's size, financial condition, and assessment area's credit needs.
- The institution demonstrates reasonable responsiveness to the credit needs of its assessment area as the majority of the loans was originated within its delineated assessment area.
- The geographic distribution of the loans reflects a reasonable dispersion throughout the assessment area.
- The distribution of loans reflects, given the demographics of the assessment area, a reasonable penetration of loans among borrowers of different incomes and businesses of different sizes.
- The institution has not received any Community Reinvestment Act (CRA)-related complaints since the previous evaluation; therefore, this factor did not affect the Lending Test rating.

DESCRIPTION OF INSTITUTION

Alamerica Bank is a state non-member commercial bank headquartered in Birmingham, Alabama (AL). The bank is a wholly-owned subsidiary of Alamerica BancCorp, Inc., a one-bank holding company in Birmingham, AL. In March 2022, Carver Financial Corporation, Savannah, Georgia (GA), acquired a controlling interest in Alamerica BancCorp, Inc. Carver Financial Corporation also owns Carver State Bank, Savannah, GA. Alamerica Bank received a "Satisfactory" rating at the March 29, 2018, FDIC CRA Performance Evaluation based on Interagency Small Institution Examination Procedures.

Alamerica Bank operates from its main office in Birmingham, AL, which is located in an upper-income census tract. Since the previous evaluation, the bank has not opened any branches or been involved in any merger-related activity. The bank continues to primarily be a commercial lender, but offers a full range of commercial and consumer financial banking products and services.

Commercial and consumer deposit products offered include checking, savings and money market accounts, and certificates of deposit. A variety of business credit products offered includes operating lines of credit, construction loans, letters of credit, Small Business Administration (SBA) loans, and commercial real estate loans. Alamerica participated in the SBA's Paycheck Protection Program (PPP) launched in March 2020, in response to the economic impact on small businesses as a result of the COVID-19 pandemic. The PPP was a temporary loan program that was designed to help small businesses maintain and compensate their workforce during this national crisis. The program ended in May 2021. Consumer credit products offered include personal lines of credit, home equity lines of credit, construction loans, automobile loans, and various personal secured and unsecured loans. In addition, alternative banking services include internet banking and debit card options, and customers have access to an automated teller machine.

According to the December 31, 2023, Consolidated Reports of Condition and Income (Call Report), Alamerica Bank had total assets of \$17.3 million, total loans of \$10.0 million, and total deposits of \$14.0 million. As shown in the following table, commercial real estate loans and commercial and industrial loans comprise 58.0 percent of total loans and 1-4 family residential and multi-family residential loans comprise 21.7 percent of total loans.

Loan Portfolio Distribution as of December 31, 2023		
Loan Category	\$(000s)	%
Construction and Land Development	1,674	16.8
Secured by Farmland	79	0.8
1-4 Family Residential	1,550	15.5
Multi-family (5 or more) Residential	620	6.2
Commercial Real Estate	4,039	40.5
Total Real Estate Loans	7,962	79.8
Commercial and Industrial	1,746	17.5
Agricultural	-	-
Consumer	274	2.7
Other	50	0.5
Less: Unearned Income on Loans	(47)	(0.5)
Total Loans	9,985	100.0
<i>Source: 12/31/2023 Call Report</i>		

The bank is currently operating under a Consent Order (Order) with the FDIC and the Alabama State Banking Department. The Order has an effective date of August 29, 2014, and includes provisions requiring the bank to maintain a certain capital level, revise lending policies/practices, improve liquidity, and limit asset growth. The bank's ability to extend credit is constrained by the Order, which has resulted in limited lending activity during the review period. As discussed under *Assessment Area Concentration*, of the types of loans reviewed for Alamerica's CRA evaluation, the bank originated 20 loans totaling \$2.4 million (14 small business and 6 home mortgage) over the four-year period of 2020 through 2023.

DESCRIPTION OF ASSESSMENT AREA

Alamerica Bank continues to maintain one assessment area, which includes all 189 census tracts in Jefferson County, AL. Jefferson County is one of six counties in the Birmingham-Hoover (Birmingham), AL, Metropolitan Statistical Area (MSA).

From the 2015 ACS to the 2020 Census, there has been an increase in the number of census tracts in the assessment area from 163 to 189. The number of low-income census tracts decreased from 31 to 26 census tracts. The number of moderate-income census tracts increased from 47 to 55 census tracts. The number of middle-income census tracts increased from 42 to 50 census tracts. The number of upper-income census tracts increased from 42 to 53 census tracts. Additionally, the number of census tracts that have not been assigned an income classification increased from one to five census tracts. The following table illustrates select demographic characteristics of the assessment area from the 2020 U.S. Census data and 2023 Dun & Bradstreet (D&B) data.

Economic and Demographic Data

Demographic Information of the Assessment Area						
Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #	NA* % of #
Geographies (Census Tracts)	189	13.8	29.1	26.5	28.0	2.6
Population by Geography	674,721	9.7	25.6	28.7	34.1	2.0
Housing Units by Geography	308,825	12.4	28.8	26.7	30.3	1.9
Owner-Occupied Units by Geography	166,849	6.7	24.2	31.0	37.0	1.1
Occupied Rental Units by Geography	96,952	18.2	33.6	22.1	23.2	2.9
Vacant Units by Geography	45,024	21.0	35.4	20.3	21.1	2.3
Businesses by Geography	90,248	10.7	19.1	21.8	46.2	2.2
Farms by Geography	1,600	6.6	17.1	28.9	46.4	1.1
Family Distribution by Income Level	163,328	24.8	17.4	17.7	40.1	0.0
Household Distribution by Income Level	263,801	27.5	16.2	16.8	39.5	0.0
Median Family Income MSA - 13820 Birmingham-Hoover, AL MSA		\$75,287	Median Housing Value			\$185,013
			Median Gross Rent			\$936
			Families Below Poverty Level			11.2%

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 following table reflects the low-, moderate-, middle-, and upper-income Median Family Income (MFI) categories in the Birmingham MSA for 2020 through 2023.

Median Family Income Ranges				
Median Family Incomes	Low <50%	Moderate 50% to <80%	Middle 80% to <120%	Upper ≥120%
Birmingham-Hoover, AL MSA Median Family Income (13820)				
2020 (\$71,100)	<\$35,550	\$35,550 to <\$56,880	\$56,880 to <\$85,320	≥\$85,320
2021 (\$73,300)	<\$36,650	\$36,650 to <\$58,640	\$58,640 to <\$87,960	≥\$87,960
2022 (\$83,300)	<\$41,650	\$41,650 to <\$66,640	\$66,640 to <\$99,960	≥\$99,960
2023 (\$89,600)	<\$44,800	\$44,800 to <\$71,680	\$71,680 to <\$107,520	≥\$107,520

Source: FFIEC

According to 2023 D&B data, there were 90,248 businesses in the assessment area. The analysis of small business loans under the *Borrower Profile* criterion compares the distribution of businesses by gross annual revenue (GAR) level. The following reflects GARs for these businesses:

- 88.5 percent had GARs \$1.0 million or less,
- 3.3 percent had GARs more than \$1.0 million, and
- 8.1 percent had unknown revenue

Service industries represent the largest sector of businesses in the assessment area at 36.0 percent followed by finance, insurance, and real estate at 12.5 percent. According to the Birmingham Business Journal, major employers in the Birmingham MSA include University of Alabama Birmingham, Brookwood Baptist Health, Regions Financial Corp., Honda Manufacturing, and St. Vincent's Health System.

Data obtained from the U.S. Bureau of Labor Statistics indicates the unemployment rate changed during the evaluation period. As illustrated in the following table, the unemployment rate in Jefferson County, Alabama, and the nation decreased from 2020 to 2022. The rates remained steady between 2022 and 2023 in Alabama and the nation and decreased slightly in Jefferson County. Jefferson County's unemployment rate was below the national average from 2020 through 2023, and slightly below the state average in 2023.

Unemployment Rates				
Area	2020	2021	2022	2023
	%	%	%	%
Jefferson County	6.8	3.6	2.6	2.3
Alabama	6.4	3.4	2.5	2.5
National Average	8.1	5.3	3.6	3.6

Source: Bureau of Labor Statistics

Competition

The assessment area is highly competitive for financial services. According to the FDIC's June 30, 2023, Deposit Market Share data, 41 FDIC-insured financial institutions are located in the assessment area, with 184 offices inside the market. Ranked by deposits, Alamerica Bank ranks 39th with less than 0.1 percent of the deposit market share. The top three banks in this market are Regions Bank, with a 36.8 percent deposit market share; PNC Bank, N.A., with a 14.6 percent deposit market share; and ServisFirst Bank, with a 10.1 percent deposit market share. The bank also faces competition from credit unions and investment firms, which are not included in the market share data.

Community Contacts

As part of the CRA evaluation process, examiners typically contact community organizations or utilize existing community contacts to gain insight regarding the credit needs and economic conditions of an assessment area. For this evaluation, examiners reviewed a recently conducted community contact with an organization that provides economic development and community planning services in the assessment area. The contact is familiar with the needs of the assessment area and stated that unemployment is low; however, employees continue to seek jobs that provide better wages and benefits. The contact also stated that the area is in need of better transportation options, affordable housing, and small businesses that provide higher wage jobs. A need for small dollar and SBA loans was also noted.

Credit Needs

Based on demographic and economic data as well as the community contact, some conclusions regarding the credit needs of the assessment area can be derived. First, small business loans are needed since a significant percentage of businesses have GARs of \$1.0 million or less, at 88.5 percent. Also, the high percentage of low- and moderate-income families, at 42.2 percent, indicates a need for affordable housing. Lastly, the high median age of housing stock at 62 and 57 years in low- and moderate-income census tracts indicates the need for home improvement/renovation loans.

SCOPE OF EVALUATION

General Information

This evaluation covers the period from the previous evaluation, dated March 29, 2018, to the current evaluation dated May 7, 2024. Examiners used the Small Institution Examination Procedures to evaluate Alamerica Bank's CRA performance in the sole assessment area. As described in the Appendices, these procedures include the Lending Test. This evaluation does not include lending activity performed by its affiliate.

Activities Reviewed

The CRA regulation requires a review of lending performance with respect to small business, home mortgage, and small farm lending, if significant. Examiners determined the bank's major product line is small business loans, followed by home mortgage loans, based on the bank's business strategy, as well as the number and dollar volume of loans originated or purchased during the evaluation period from the bank's loan trial and Call Report data. Small farm loans were excluded from further analysis, as this loan type is not a major product line and none were originated in the most recent calendar year. Bank records and discussions with management indicate that the lending focus and product mix remained consistent throughout the evaluation period.

Examiners utilized management's collection of small business data from bank records for originated loans to draw conclusions about the bank's performance. Management has elected not to collect or report small business data. In review of lending activity during the evaluation timeframe, the most recent full calendar year of loans does not provide sufficient volume from which to draw meaningful conclusions. Therefore, examiners presented the universe of 23 loans for the four most recent full calendar years, 2020 through 2023, of small business loan data. In 2020, the small business loan universe was 9 loans totaling \$574,695; in 2021, the universe was 3 loans totaling \$380,900; in 2022, the universe was 4 loans totaling \$976,717; and in 2023, the universe was 7 loans totaling \$3.0 million. In 2021, the volume of lending declined from the prior year, and has slightly increased each subsequent year. For this evaluation, the entire universe was analyzed, and 2020 through 2023 D&B data is used for comparison purposes.

The bank is not subject to the data collection and recording provisions of the Home Mortgage Disclosure Act. Examiners utilized management's collection of home mortgage data from bank records for originated loans to draw conclusions about the bank's performance. In review of lending activity during the evaluation timeframe, the most recent full calendar year of loans does

not provide sufficient volume from which to draw meaningful conclusions. Therefore, examiners presented the four most recent full calendar years, 2020 through 2023, of home mortgage loan data. In 2020, the home mortgage loan universe was 1 loan totaling \$100,000; in 2021, the universe was 6 loans totaling \$918,600; in 2022, the universe was 2 loans totaling \$249,904; and in 2023, the universe was 4 loans totaling \$911,000. The entire universe was analyzed for this evaluation. ACS Data from 2015 is used for comparison purposes for 2020 and 2021, and the 2020 U.S. Census data will provide a standard of comparison for the home mortgage loans reviewed in 2022 and 2023.

The bank's small business lending volume far exceeds home mortgage lending by number and dollar volume of loans; therefore, small business lending was the significant contributor to the analyses and conclusions. Additionally, given the low volume of home mortgage lending over the four-year period, as displayed in the *Lending Inside and Outside the Assessment Area* table below, meaningful conclusions could not be drawn relative to the *Geographic Distribution* and *Borrower Profile* criteria. Information about home loans under these criteria is provided below for informational purposes only. The table presented below represents both the number and dollar volume of loans; however, examiners emphasize performance by number of loans. The number of loans is a better indicator of the number of businesses and individuals served, as small businesses and low- and moderate-income borrowers tend to borrow in smaller dollar amounts.

CONCLUSIONS ON PERFORMANCE CRITERIA

LENDING TEST

Overall, Alamerica Bank's performance under the Lending Test is satisfactory given the bank's lending capacity. The average net loan-to-deposit (LTD) ratio, which is a measure of the bank's lending activity, is reasonable. Additionally, the lending percentages in the Assessment Area Concentration, Geographic Distribution, and Borrower Profile performance factors reflect reasonable performance, with emphasis on small business lending performance in the Geographic Distribution and Borrower Profile criterion. Lastly, no CRA-related complaints were received since the previous evaluation.

Loan-to-Deposit Ratio

The bank's net LTD ratio is reasonable given the institution's size, financial condition, and assessment area's credit needs. The institution's net LTD ratio, calculated from Call Report data, averaged 72.1 percent over the past 24 calendar quarters from March 31, 2018 to December 31, 2023. The bank's net LTD ratio ranged from a low of 51.5 percent, as of December 31, 2021, to a high of 120.8 percent, as of March 31, 2018. Since the previous evaluation, the ratio has fluctuated, with no consistent trend noted; however, it has been decreasing over the most recent three quarters and has overall decreased from the previous evaluation when the net LTD ratio was 116.0 percent as of December 31, 2017. Net loans were decreasing for the first 13 quarters of the review period, and have been increasing slightly for the most recent 7 quarters.

A bank's average net LTD ratio is compared to similarly situated institutions (SSI). An SSI will typically share similar attributes such as size, branch structure, product lines, and operate under similar economic conditions. Examiners identified one SSI and compared the bank's average net LTD ratio to determine if the level of lending provided by the bank is comparable. The analysis

compared the bank's average net LTD ratio during the same 24 calendar quarters to the SSI. Alamerica Bank's average net LTD ratio exceeded the SSI. Refer to the following table:

Average Net LTD Ratio Comparison		
Bank Name and Location	Total Assets as of December 31, 2023 (\$000s)	Average Net LTD Ratio (%)
Alamerica Bank, Birmingham, AL	17,282	72.1
Commonwealth National Bank, Mobile, AL	66,944	39.8

Source: Call Reports 3/31/2018 to 12/31/2023

Assessment Area Concentration

Overall, the bank originated a majority of the combined home mortgage and small business loans, by number volume, within the assessment area, as shown in the following table. Less than a majority of home mortgage loans originated over the four-year period was originated inside the assessment area with similar performance noted in 2020 and 2023. A majority of small business loan originations combined over the four-year period was originated inside the assessment area. Similar performance is noted in 2020, 2021, and 2022. In 2023, less than a majority of lending was inside the assessment area. Further, six of the nine small business loans originated in 2020 were PPP loans, which attributed to the higher volume of small business lending in 2020. Five, or a significant majority of those six loans, were inside the bank's assessment area.

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		
	#	%	#	%		\$	%	\$	%	
Home Mortgage										
2020	0	0.0	1	100.0	1	0	0.0	100	100.0	100
2021	4	66.7	2	33.3	6	635	69.1	284	30.9	919
2022	1	50.0	1	50.0	2	65	26.0	185	74.0	250
2023	1	25.0	3	75.0	4	199	21.8	712	78.2	911
Subtotal	6	46.2	7	53.8	13	899	41.7	1,258	58.3	2,157
Small Business										
2020	8	88.9	1	11.1	9	567	98.6	8	1.4	575
2021	3	100.0	0	0.0	3	381	100.0	0	0.0	381
2022	2	50.0	2	50.0	4	365	37.4	612	62.6	977
2023	1	14.3	6	85.7	7	175	5.8	2,837	94.2	3,012
Subtotal	14	60.9	9	39.1	23	1,488	30.1	3,457	69.9	4,945
Total	20	55.6	16	44.4	36	2,387	33.6	4,715	66.4	7,102

Source: Bank Data.

Geographic Distribution

The geographic distribution of the home mortgage and small business loans reflects reasonable dispersion throughout the assessment area. The rating is supported by the bank's small business lending performance. This criterion considers lending within low- and moderate-income census tracts. Only loans extended within the bank's assessment area are considered for this performance category.

Home Mortgage Loans

No home mortgage loans were originated in 2020 and a nominal number of loans (6) was made during 2021-2023. None were originated in low-income census tracts and one was originated in a moderate-income census tract, in 2023. Given the nominal level of home mortgage lending during the review period, meaningful conclusions about performance could not be drawn.

Small Business Loans

The geographic distribution of small business lending is reasonable. This conclusion is reached based on a limited number of loan originations. In the four-year review period, 14 small business loans were originated. Only one small business loan was originated in a low-income census tract, in 2022, which represents half of the loans originated in that year. In 2020 through 2022, the bank originated six small business loans in moderate-income census tracts and in each year, performance compared favorably to demographics.

Borrower Profile

The distribution of borrowers reflects, given the demographics of the assessment area, a reasonable penetration among borrowers of different incomes and business of different sizes. The rating is supported by the bank's small business lending performance. This criterion considers the bank's lending to low- and moderate-income individuals and small businesses with GARs of \$1.0 million or less. Only loans extended within the assessment area are considered for this performance category.

Home Mortgage Loans

As addressed, a nominal number of loans (6) was made during four-year review period. None were originated to low- or moderate-income individuals. It is noted that four of the six loans were originated to individuals for investment purposes, where income information is not available. Given the nominal level of home mortgage lending during the review period, meaningful conclusions about performance could not be drawn.

Small Business Loans

Ten of the 14 (71 percent) small business loans were made to businesses with GARs of \$1.0 million or less during the four-year review period. In each year reviewed, performance compared favorably to the percentage of businesses in this revenue category. This conclusion is reached based on a limited number of loan originations.

Response to Complaints

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

DISCRIMINATORY OR OTHER ILLEGAL CREDIT PRACTICES REVIEW

Examiners did not identify any evidence of discriminatory or other illegal credit practices; therefore, this consideration did not affect the institution's CRA rating.

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.