

# **PUBLIC DISCLOSURE**

January 22, 2025

## **COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION**

SSB Community Bank  
Certificate Number: 29858

152 N Wooster Ave  
Strasburg, Ohio 44680

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

300 South Riverside Plaza, Suite 1700  
Chicago, Illinois 60606

This document is an evaluation of this institution's record of meeting the credit needs of its entire community, including low- and moderate-income (LMI) 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 following points summarize the Lending Test performance.

- The loan-to-deposit (LTD) ratio is more than reasonable given the bank’s size, financial condition, and assessment area (AA) credit needs.
- The bank made a majority of its loans and other lending related activities in the AA.
- The geographic distribution of home mortgage and small business loans reflects reasonable dispersion throughout the AA.
- The distribution of borrowers reflects reasonable penetration among individuals of different income levels and businesses of different sizes.
- The institution did not receive any Community Reinvestment Act (CRA) related complaints since the previous evaluation; therefore, this factor did not affect the rating.

## DESCRIPTION OF INSTITUTION

SSB Community Bank (SSB) is a full-service community bank headquartered in Strasburg, Ohio (OH) and operates in the northeastern portion of OH, in Tuscarawas and Holmes Counties. SSB is wholly owned by Strasburg Bancorp Inc., a one-bank holding company also headquartered in Strasburg, OH. SSB received a “Satisfactory” rating at its previous CRA Performance Evaluation, dated April 1, 2019, based on Small Bank Examination Procedures.

SSB operates four full-service brick-and-mortar locations, which includes the main office and two branches in Tuscarawas County, and one branch in Holmes County. The two branches in Tuscarawas County are new since the previous evaluation, with the Dover Branch opening in December 2020, and the Bolivar Branch opening in October 2024. SSB has not participated in any merger or acquisition activities, nor have they closed any branches since the previous CRA Performance Evaluation.

SSB offers a variety of lending products including home mortgage, commercial, farm, home improvement and consumer loans, primarily focusing on residential and commercial lending. SSB offers various deposit products, including checking and savings accounts and certificates of deposit. Alternative banking services include online and mobile banking, ATMs, and debit cards.

According to the December 31, 2024, Call Report data, SSB’s assets totaled \$262.2 million, with total loans of \$224.9 million and total deposits of \$241.9 million. SSB’s primary lending focus includes 1-4 family residential and commercial loans, as evidenced by the portfolio distribution shown in the following table.

<b>Loan Portfolio Distribution as of 12/31/2024</b>		
<b>Loan Category</b>	<b>\$(000s)</b>	<b>%</b>
Construction, Land Development, and Other Land Loans	11,167	5.0
Secured by Farmland	7,747	3.4
Secured by 1-4 Family Residential Properties	111,552	49.6
Secured by Multifamily (5 or more) Residential Properties	12,583	5.6
Secured by Nonfarm Nonresidential Properties	54,904	24.4
<b>Total Real Estate Loans</b>	<b>197,953</b>	<b>88.0</b>
Commercial and Industrial Loans	24,149	10.7
Agricultural Production and Other Loans to Farmers	1,370	0.6
Consumer Loans	1,749	0.8
Obligations of State and Political Subdivisions in the U.S.	0.0	0.0
Other Loans	1	0.0
Lease Financing Receivable (net of unearned income)	0.0	0.0
Less: Unearned Income	(332)	(0.1)
<b>Total Loans</b>	<b>224,890</b>	<b>100.0</b>
<i>Source: Reports of Condition and Income (Call Report)</i>		

Examiners did not find any financial, legal, or other impediments that affect SSB’s ability to meet AA credit needs.

## **DESCRIPTION OF ASSESSMENT AREA**

The CRA requires financial institutions to define one or more AAs within which examiners will evaluate its performance. SSB has designated a single AA consisting of the entirety of Tuscarawas and Holmes Counties; no changes occurred in the AA since the previous evaluation. Both of these counties are not in metropolitan statistical areas within the State of Ohio. The AA meets the requirements of the CRA and does not arbitrarily exclude LMI geographies. The following sections discuss demographic and economic information for the AA.

### **Economic and Demographic Data**

According to 2020 U.S. Census data, the AA includes 34 census tracts (CTs) with the following income designations: 1 low-, 5 moderate-, 18 middle-, and 10 upper-income CTs. The number and designation of CTs have changed since the previous evaluation, when there were no low-, 4 moderate-, 23 middle-, and 2 upper-income CTs. The following table illustrates select demographic characteristics of the AA.

Demographic Information of the Assessment Area – SSB AA						
Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #	NA* % of #
Geographies (Census Tracts)	34	2.9	14.7	52.9	29.4	0.0
Population by Geography	137,486	2.5	13.7	55.3	28.5	0.0
Housing Units by Geography	53,840	2.8	16.4	54.8	26.0	0.0
Owner-Occupied Units by Geography	35,767	1.1	16.0	56.2	26.7	0.0
Occupied Rental Units by Geography	13,490	6.4	17.0	50.5	26.0	0.0
Vacant Units by Geography	4,583	5.4	17.7	56.8	20.1	0.0
Businesses by Geography	16,303	3.9	9.2	57.2	29.8	0.0
Farms by Geography	921	0.9	7.4	65.0	26.7	0.0
Family Distribution by Income Level	34,468	17.3	18.5	23.0	41.2	0.0
Household Distribution by Income Level	49,257	20.8	15.7	19.2	44.4	0.0
Median Family Income Non-MSAs - OH		\$66,160	Median Housing Value			\$156,831
Families Below Poverty Level		8.7%	Median Gross Rent			\$739

*Source: 2020 U.S. Census and 2024 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- and renter-occupied housing units. According to 2020 U.S. Census Data, the AA contained 53,840 housing units. Of these, 66.4 percent (35,767) were owner-occupied, 25.1 percent (13,490) were occupied rentals, and 8.5 percent (4,583) were vacant.

The analysis of small business loans under the Geographic Distribution criterion compares SSB’s small business lending to the distribution of businesses in the AA. The Borrower Profile criterion compares the distribution of lending by the borrower’s Gross Annual Revenue (GAR). According to 2024 D&B data, there were 16,303 businesses operating in the AA. GARs for these businesses include 88.6 percent (14,450) with \$1 million or less, 3.6 percent (586) with more than \$1 million, and 7.8 percent (1,267) with unknown revenues. In addition, 61.6 percent of businesses had four or fewer employees, and 92.9 percent operated from a single location. Services represented the largest portion of businesses at 27.2 percent, followed by retail trade at 10.3 percent.

Examiners used the Federal Financial Institutions Examination Council (FFIEC) updated median family income (MFI) levels to analyze home mortgage loans under the Borrower Profile criterion. The following table shows the ranges for the AA during the evaluation period.

SSB AA – MFI Ranges				
MFI	Low <50%	Moderate 50% to <80%	Middle 80% to <120%	Upper ≥120%
2024 (\$81,600)	<\$40,800	\$40,800 to <\$65,280	\$65,280 to <\$97,920	≥\$97,920

*Source: FFIEC*

Examiners considered unemployment data when evaluating SSB’s ability to lend in its AA. Data obtained from the U.S. Bureau of Labor and Statistics indicates that unemployment rates in the AA

continued to trend lower than national and state rates in 2024, indicating the potential for higher consumer borrowing capacity.

<b>Unemployment Rates</b>	
<b>Area</b>	<b>2024</b>
	<b>%</b>
Tuscarawas County	3.6
Holmes County	3.1
State of Ohio	4.4
National Average	4.1
<i>Source: Bureau of Labor Statistics</i>	

**Competition**

There is a high level of competition for financial services in the AA. According to FDIC Deposit Market Share data as of June 30, 2024, 13 financial institutions operated 52 full-service branches in this AA. Of these institutions, SSB ranked 6th with 6.7 percent of the deposit market share.

SSB is not required to collect or report its home mortgage loan data; therefore, the analysis of home mortgage loans does not include comparisons against aggregate data. However, the aggregate data is useful in identifying the level of demand for home mortgage loans. The 2023 aggregate data (the most recent available) indicates that 180 lenders reported 2,602 residential mortgage loans originated or purchased, indicating a moderate level of demand for this product.

Similarly, SSB is not required to collect or report its small business loan data, and elected not to do so; therefore, the analysis of small business loans does not include comparisons against aggregate data. However, the aggregate data is useful in identifying the level of demand for small business loans. Aggregate data for 2023 (the most recent available) indicates that 58 lenders reported 2,316 small business loans in the AA, indicating a moderate level of demand for this product.

**Community Contacts**

As part of the evaluation process, examiners contact third parties active in the AA to assist in identifying credit needs and opportunities. Examiners contacted one representative from an economic development organization within the AA. The contact indicated that the current economic conditions in the area, both residential and commercial, are stable. The contact noted banks in the area may have limited opportunities for home mortgage loans due to lack of inventory and high construction costs. In addition, the need for additional resources devoted to aid small businesses is present. The contact believes the primary credit needs in the AA are home mortgage and small business lending.

**Credit Needs**

Considering information from the community contact and demographic and economic data, examiners determined home mortgage and small business loans represent the primary credit need of the AA.

## SCOPE OF EVALUATION

### **General Information**

The evaluation covers the period from the prior evaluation dated April 1, 2019, to the current evaluation, dated January 22, 2025. Examiners used the Small Bank Examination Procedures, which include the Lending Test, to evaluate SSB's performance. Performance criteria for this test are contained in the Appendix.

### **Activities Reviewed**

The bank's major product lines are home mortgage and small business. This conclusion considered SSB's business strategy, the number and dollar volume of loans originated during the evaluation period, loan portfolio composition, and AA credit needs. Examiners did not evaluate small farm or consumer loans, as these products do not represent major product lines and provide no material support for the conclusions or ratings. SSB's records indicate the lending focus and product mix remained consistent throughout the evaluation period. Examiners placed slightly greater weight on home mortgage loans due to loan volume by both number and dollar volume.

Examiners reviewed a sample of home mortgage loans originated in 2024. In 2024, SSB originated or renewed 191 home mortgage loans totaling \$38.8 million. Of which, examiners sampled 115 loans totaling \$26.8 million. 2020 U.S. Census data provided a standard of comparison for home mortgage loans.

Examiners reviewed a sample of small business loans originated in 2024. In 2024, SSB originated or renewed 157 small business loans totaling \$27.5 million. Of which, examiners sampled 115 loans totaling \$20.8 million. 2024 D&B data provided a standard of comparison for small business loans.

Although examiners presented the number and dollar volume of loans for the Lending Test, examiners emphasized performance by number of loans, as it is a better indicator of the number of individuals and businesses served. In evaluating Geographic Distribution and Borrower Profile criteria, examiners only evaluated loans extended inside the AA.

## CONCLUSIONS ON PERFORMANCE CRITERIA

### **LENDING TEST**

SSB demonstrated reasonable performance under the Lending Test. The LTD ratio, AA Concentration performance, Geographic Distribution performance, and Borrower Distribution performance within the AA primarily support this conclusion.

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

The LTD is more than reasonable given the institution's size, financial condition, and AA credit needs. The LTD ratio, calculated from Call Report Data, averaged 91.5 percent over the past 23 calendar quarters from June 30, 2019, to December 31, 2024. The ratio remained relatively stable throughout that period. Examiners selected similar institutions based on asset size, geographic location, and

lending focus. As illustrated in the following table, SSB maintained a ratio that significantly exceeded those of similar institutions.

<b>LTD Ratio Comparison</b>		
<b>Bank</b>	<b>Total Assets as of 12/31/2024 (\$000s)</b>	<b>Average Net LTD Ratio (%)</b>
<b>SSB Community Bank</b>	<b>262,160</b>	<b>91.5</b>
Similarly-Situated Institution #1	274,784	71.5
Similarly-Situated Institution #2	222,977	65.5
<i>Source: Call Reports 06/30/2019 – 12/31/2024</i>		

### **Assessment Area Concentration**

A majority of loans and other lending related activities are in the institution’s AA. Refer to the following table which details the reviewed loan products.

While a majority of the home mortgage loans by dollar volume were originated in the AA, the percentage by number volume is slightly below a majority at 49.6 percent. However, the bank assisted in home mortgage loan originations to the AA using brokered secondary market mortgage products, which are not reflected in the table. SSB facilitated 33 secondary market loans in 2024 of which 26 (or 78.8 percent) within the AA. Examiners considered SSB’s secondary market loans when analyzing the performance. The secondary market loans assisted the borrowers in achieving homeownership within the AA and strengthened the bank’s performance. Small business lending further supported reasonable performance with a majority percentage of lending within the AA by both number and dollar volume.

<b>Lending Inside and Outside of the Assessment Area</b>										
<b>Loan Category</b>	<b>Number of Loans</b>				<b>Total #</b>	<b>Dollar Amount of Loans</b>				<b>Total \$</b>
	<b>Inside</b>		<b>Outside</b>			<b>Inside</b>		<b>Outside</b>		
	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>		<b>\$</b>	<b>%</b>	<b>\$</b>	<b>%</b>	
Home Mortgage										
2024	57	49.6	58	50.4	115	14,189	53.0	12,605	47.0	26,794
Small Business										
2024	86	74.8	29	25.2	115	15,516	74.5	5,300	25.5	20,816
<i>Source: Bank Data. Dollar amounts for Home Mortgage and Small Business loans are presented in 1000s.</i>										

### **Geographic Distribution**

The geographic distribution of loans reflects reasonable dispersion throughout the AA. The consistent performance in both product lines reviewed supports this conclusion.

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

The overall geographic distribution of home mortgage loans reflects reasonable dispersion throughout the AA, as evidenced by the distribution of owner-occupied and non-owner-occupied home mortgages. For owner-occupied units, examiners used demographic data of percentage of owner-occupied housing units as the standard of comparison for performance. For non-owner-occupied units, examiners used demographic data of renter-occupied units as the standard of comparison for performance. While owner-occupied lending was poor, the performance under this criterion is supported by the reasonable performance among the non-owner-occupied loans, which represented the largest home mortgage product by dollar volume.

### ***Owner-Occupied Housing Units***

The geographic distribution of owner-occupied home mortgage loans reflects poor dispersion throughout the AA. In 2024, lending performance in low-income geographies was comparable to demographic data and trailed demographic data in moderate-income geographies.

In addition to direct originations, SSB facilitated 26 owner-occupied secondary market loans within the AA in 2024. Of these, only one loan was in a low-income CT, and one loan was in a moderate-income CT. The secondary market loans are not included in the table below.

The following table illustrates the geographic distribution of owner-occupied home mortgage loans throughout the AA.

<b>Geographic Distribution of Home Mortgage Loans Owner-Occupied</b>					
<b>Tract Income Level</b>	<b>% of Owner-Occupied Housing Units</b>	<b>#</b>	<b>%</b>	<b>\$(000s)</b>	<b>%</b>
Low	1.1	1	3.1	189	2.8
Moderate	16.0	3	9.4	207	3.1
Middle	56.2	16	50.0	3,729	55.4
Upper	26.7	12	37.5	2,600	38.7
<b>Total</b>	<b>100.00</b>	<b>32</b>	<b>100.00</b>	<b>6,725</b>	<b>100.0</b>

*Source: 2020 U.S. Census; Bank Data.*

### ***Non-Owner-Occupied Housing Units***

The geographic distribution of non-owner-occupied home mortgage loans reflects reasonable dispersion throughout the AA. In 2024, lending performance in low-income geographies exceeded demographic data and trailed demographic data in moderate-income geographies.

Though SSB is not required to collect or report home mortgage data, and has not elected to do so, aggregate performance data provides information on the lending activity of reporting institutions in the AA. Examiners determined that historical aggregate performance within the AA is significantly less than the percent of rental-occupied housing units. For example, 2023 aggregate home mortgage data, the most current data available, was 1.9 percent compared to 17.1 percent of rental-occupied housing units for moderate-income CTs. SSB's performance significantly exceeds aggregate performance of reporting institutions lending within the AA in moderate-income CTs.

The following table illustrates the distribution of non-owner-occupied home mortgage loans in the AA.

<b>Geographic Distribution of Home Mortgage Loans Non-Owner-Occupied</b>					
<b>Tract Income Level</b>	<b>% of Rental-Occupied Housing Units</b>	<b>#</b>	<b>%</b>	<b>\$(000s)</b>	<b>%</b>
Low	6.4	2	8.0	324	4.3
Moderate	17.1	2	8.0	318	4.3
Middle	50.5	14	56.0	5,499	73.7
Upper	26.0	7	28.0	1,323	17.7
<b>Total</b>	<b>100.0</b>	<b>25</b>	<b>100.0</b>	<b>7,464</b>	<b>100.0</b>
<i>Source: 2020 U.S. Census; Bank Data</i>					

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

The geographic distribution of small business loans reflects reasonable dispersion. In 2024, lending performance in low-income geographies was comparable to demographic data, while performance trailed demographic data in moderate-income geographies. The performance is considered reasonable, because aggregate data shows a lower level of demand in comparison to demographic data. Although SSB is not required to collect or report small business data and has not elected to do so, aggregate performance data provides information on the lending activity of reporting institutions in the AA. Historical aggregate performance within the AA is less than the percent of businesses. For example, 2023 aggregate small business data, the most current data available, maintained 7.3 percent of the lending in the moderate-income tract, compared to 9.2 percent of businesses in that tract segment. The following table details the bank’s lending performance in each geography.

<b>Geographic Distribution of Small Business Loans</b>					
<b>Tract Income Level</b>	<b>% of Businesses</b>	<b>#</b>	<b>%</b>	<b>\$(000s)</b>	<b>%</b>
Low	3.9	5	5.8	1,425	9.2
Moderate	9.2	2	2.3	113	0.7
Middle	57.2	59	68.6	9,841	63.4
Upper	29.8	20	23.3	4,137	26.7
<b>Total</b>	<b>100.0</b>	<b>86</b>	<b>100.0</b>	<b>15,516</b>	<b>100.0</b>
<i>Source: 2024 D&amp;B Data; Bank Data. Due to rounding, totals may not equal 100.0%</i>					

### **Borrower Profile**

The distribution of borrowers reflects reasonable penetration among individuals of different income levels and businesses of different sizes in the AA. The consistent performance in both product lines reviewed supports this conclusion. Examiners focused on the percentage of home mortgage loans to LMI borrowers and businesses with GARs of \$1 million or less.

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

The distribution of home mortgage loans to individuals of different income levels, including LMI individuals, is reasonable. In 2024, lending to low-income borrowers trailed demographic data. However, as previously mentioned, SSB is not required to collect or report home mortgage data, and has not elected to do so, but aggregate performance data provides information on the lending activity of reporting institutions in the AA. Aggregate performance within the low-income borrower segment is significantly less than the percent of low-income families in the market. For example, 2023 aggregate home mortgage data, the most current data available, maintained 7.1 percent of the lending to low-income borrowers compared to 17.3 percent of low-income families. To some extent, the disparity between the bank and market's results and the comparable demographic can be attributed to high level of poverty (8.7 percent of families) in the AA. Generally, families below the poverty level represent limited opportunities for lending, materially impacting the ability of lenders to extend loans to low-income borrowers. SSB's performance exceeds aggregate performance of reporting institutions lending within the AA for low-income families.

While the bank's concentration of lending to moderate-income borrowers trailed demographic data, SSB facilitated five secondary market loans to moderate-income borrowers in 2024, which represents 19.2 percent of the total. The secondary market loans are not included in the table below. The loans originated through the secondary market helped moderate-income consumers achieve home ownership.

The performance with respect to non-owner-occupied loans is not relevant, since lenders do not typically use or report borrower income for these types of transactions. The following table illustrates the bank's owner-occupied lending performance in 2024 in each borrower income category.

<b>Distribution of Home Mortgage Loans by Borrower Income Level Owner-Occupied</b>					
<b>Borrower Income Level</b>	<b>% of Families</b>	<b>#</b>	<b>%</b>	<b>\$(000s)</b>	<b>%</b>
Low	17.3	3	9.4	243	3.6
Moderate	18.5	3	9.4	404	6.0
Middle	23.0	6	18.8	682	10.1
Upper	41.2	20	62.5	5,396	80.2
<b>Total</b>	<b>100.0</b>	<b>32</b>	<b>100.0</b>	<b>6,725</b>	<b>100.0</b>
<i>Source: 2020 U.S. Census; Bank Data. Due to rounding, totals may not equal 100.0%</i>					

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

The distribution of the sampled small business loans reflects reasonable penetration among businesses with GARs of \$1 million or less. SSB's performance among businesses with GARs of \$1 million or less trailed demographic data in 2024. However, demographic data is not always indicative of lending opportunity in the area. It is not unexpected for lending to be lower than the percent of businesses, given that not all businesses will utilize small business loans for borrowing needs. Some will seek financing through other credit products, and some will not borrow at all.

In order to determine the adequacy of the bank’s penetration of lending to small businesses, examiners compared SSB’s performance to four similarly-situated banks in the AA that maintain small business loans as a primary product. This group of institutions garnered concentrations of lending to businesses with GARs of \$1 million or less that ranged from 44.4 to 94.2 percent. SSB’s results were within the middle of this range, outpacing two of the institutions and trailing the other two. The following table illustrates the distribution of small business loans by revenue in the AA.

<b>Distribution of Small Business Loans by Gross Annual Revenue Category</b>					
<b>Gross Revenue Level</b>	<b>% of Businesses</b>	<b>#</b>	<b>%</b>	<b>\$(000s)</b>	<b>%</b>
≤ \$1,000,000	88.6	55	64.0	9,324	60.1
> \$1,000,000	3.6	31	36.0	6,192	33.9
Revenue Not Available	7.8	0	0.0	0	0.0
<b>Total</b>	<b>100.0</b>	<b>86</b>	<b>100.0</b>	<b>15,516</b>	<b>100.0</b>
<i>Source: 2024 D&amp;B Data; Bank Data;</i>					

**Response to Complaints**

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

**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.