



PUBLIC DISCLOSURE

February 12, 2024

COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION

Citizens State Bank
RSSD# 482053

921 Avenue E
Wisner, Nebraska 68791

Federal Reserve Bank of Kansas City
1 Memorial Drive
Kansas City, Missouri 64198

NOTE: This document is an evaluation of this bank'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 bank. This evaluation is not, nor should it be construed as, an assessment of the financial condition of this bank. The rating assigned to this bank does not represent an analysis, conclusion or opinion of the federal financial supervisory agency concerning the safety and soundness of this financial bank.

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INSTITUTION'S COMMUNITY REINVESTMENT ACT RATING

This institution is rated: ***Satisfactory.***
The Lending Test is rated: ***Satisfactory.***
The Community Development Test is rated: ***Satisfactory.***

Citizens State Bank (the bank) is rated **Satisfactory**. This rating is based on the following conclusions with respect to the performance criteria:

- The bank's net loan-to-deposit ratio (NLTD) is reasonable given the bank's size, financial condition, and assessment areas (AAs) credit needs.
- A majority of the bank's loans are originated inside the AAs.
- A reasonable distribution of loans occurs throughout the bank's AAs.
- Lending reflects a reasonable distribution among businesses and farms of different sizes.
- Neither the bank nor the Federal Reserve Bank of Kansas City (Reserve Bank) received any Community Reinvestment Act (CRA)-related complaints since the previous evaluation.
- Community development (CD) activity reflects reasonable responsiveness to the CD needs of its AAs.

SCOPE OF EXAMINATION

Examiners utilized the Federal Financial Institutions Examination Council's (FFIEC's) *Interagency Examination Procedures for Intermediate Small Institutions* to evaluate the bank's CRA performance. The evaluation considered CRA performance context, including the bank's asset size, financial condition, business strategy and market competition, as well as AA demographic and economic characteristics, and credit needs. In addition, available aggregate data for the most recent three years (2020, 2021, and 2022) was referenced for additional perspective to gauge credit demand within the bank's AA. Lending performance was assessed within the bank's three AAs. The Northeast Nebraska and Omaha-Council Bluffs Metropolitan AAs were assessed using a full-scope review. The Southeast Nebraska AA was assessed using a limited-scope review. Examiners reviewed the following data:

- The bank's 18-quarter average NLTD ratio;
- A statistical sample of 124 small business loans selected from a universe of 312 loans and a statistical sample of 148 small farm loans selected from a universe of 555 loans originated between January 1, 2022 and December 31, 2022; and
- CD loans, qualified investments, and CD services from November 5, 2019 through July 1, 2023.

For this evaluation, more weight was placed on the bank's performance within the Northeast Nebraska AA when determining the overall institution rating, given the bank's loan and deposit volumes and deposit market share in this AA. Agricultural lending is the bank's primary strategic focus and is the highest volume product line by number and dollar, therefore agricultural lending received more weight in the evaluation.

DESCRIPTION OF INSTITUTION

Citizens State Bank is a community bank headquartered in Wisner, Nebraska. The bank's characteristics include:

- The bank is a wholly owned subsidiary of Citizens National Corporation, also located in Wisner, Nebraska.
- The bank has total assets of \$530.0 million as of September 30, 2023.
- In addition to its main office in Wisner, the bank has nine additional offices located in Spalding, Leigh, Laurel, West Point, Friend, Papillion, Newman Grove, and two offices in Plattsmouth, Nebraska.
- The bank's newest branch is located in Newman Grove and was opened on January 1, 2022, as a result of an acquisition. In addition, the bank added its two branches in Plattsmouth after merging with another institution owned by the same holding company in October 2019.
- The bank also operates full-service automated teller machines (ATMs) at each branch location.
- In addition to its branching network, the bank operates eight limited-service mobile branches located in Wisner, Leigh, Laurel, Spalding, Friend, Papillion, Plattsmouth, and Newman Grove, Nebraska.
- As shown in the table below, the bank's primary business focus is agricultural and commercial lending.

Table 1

Composition of Loan Portfolio as of September 30, 2023		
Loan Type	\$(000)	%
Construction and Land Development	6,168	1.6
Farmland	150,797	39.2
1- to 4-Family Residential Real Estate	38,035	9.9
Multifamily Residential Real Estate	1,317	0.3
Nonfarm Nonresidential Real Estate	24,528	6.4
Agricultural	123,657	32.1
Commercial and Industrial	27,786	7.2
Consumer	3,741	1.0
Other	8,698	2.3
Gross Loans	384,727	100.0
Note: Percentages may not total 100.0 percent due to rounding.		

The bank was rated Satisfactory under the CRA at its November 4, 2019, performance evaluation. There are no known legal, financial, or other factors impeding the bank's ability to help meet the credit needs in its communities.

CONCLUSIONS WITH RESPECT TO PERFORMANCE CRITERIA¹

This performance evaluation first discusses the bank's overall performance, followed by an in-depth evaluation of performance in the Omaha-Council Bluffs Metropolitan and Northeast Nebraska AAs (full-scope review); and a brief discussion of performance in the Southeast Nebraska AA (limited-scope review).

The bank's overall lending test performance is Satisfactory. This conclusion was based on a reasonable NLTD ratio, a majority of loans originated within the bank's AAs, as well as a reasonable geographic and borrower distribution of lending. As previously stated, more weight was placed on the bank's performance in the Northeast Nebraska AA. In addition, more consideration was given to the number volume of loan originations than the dollar amount, as this provides a more accurate representation of the bank's impact on the individuals and entities served.

Net Loan-to-Deposit Ratio

This performance criterion evaluates the bank's average NLTD ratio to determine the reasonableness of lending considering performance context, such as the bank's capacity to lend, the availability of lending opportunities, the demographic and economic factors present in the AAs, and in comparison, to similarly situated FDIC-insured institutions. The similarly situated institutions were selected based on asset size, product offerings, market share, and their location within or in close proximity to the bank's AAs.

The bank's NLTD ratio is reasonable. The bank's 18-quarter average NLTD ratio of 82.1 percent ranks second compared to the four similarly situated institutions, which had ratios ranging from 40.2 percent to 92.8 percent over the same period.

¹ The net loan-to-deposit ratio and percentage of loans and other lending-related activity in the assessment area only apply to the institution overall. No discussion of these performance criteria applies to sections of the performance evaluation related to assessment areas.

Table 2

Comparative NLTD Ratios June 30, 2019 – September 30, 2023			
Institution	Location	Asset Size \$(000)	NLTD Ratio (%)
			18 Quarter Average
Citizens State Bank	Wisner, NE	530,005	82.1
Similarly Situated Institutions			
Homestead Bank	Cozad, NE	495,271	77.0
Bank of the Valley	Bellwood, NE	480,483	92.8
Security Bank	Laurel, NE	280,385	69.9
Heritage Bank	Wood River, NE	567,551	40.2

Assessment Area Concentration

This performance criterion evaluates the percentage of lending extended inside and outside of the AAs. The bank originated a majority of loans, by number and dollar, inside the AAs.

Table 3

Lending Inside and Outside the Assessment Areas								
Loan Type	Inside				Outside			
	#	#%	\$(000)	\$%	#	#%	\$(000)	\$%
Small Business	111	89.5	11,721	84.7	13	10.5	2,119	15.3
Small Farm	124	83.8	17,709	86.2	24	16.2	2,831	13.8
Total Loans	235	86.4	29,430	85.6	37	13.6	4,951	14.4

Note: Percentages may not total 100.0 percent due to rounding.

Geographic Distribution of Loans

This performance criterion evaluates the bank's distribution of lending within its AAs by income level of census tracts, with consideration given to the dispersion of loans throughout the AAs. The bank's overall geographic distribution of loans reflects reasonable distribution among the different census tracts and dispersion throughout the AAs. The geographic distribution of small farm lending in the Omaha-Council Bluffs Metropolitan AA was not evaluated due to insufficient volume to provide a meaningful analysis.

Lending to Businesses and Farms of Different Sizes

This performance criterion evaluates the bank's lending to businesses and farms of different revenue sizes. The bank's lending has an overall reasonable distribution among businesses and farms of different sizes. The borrower distribution of small farm lending in the Omaha-Council Bluffs Metropolitan AA was not evaluated due to insufficient volume to provide a meaningful analysis.

COMMUNITY DEVELOPMENT TEST

The CD test evaluates the bank's responsiveness to the CD needs of its AAs through CD loans, qualified investments, and CD services, considering the bank's capacity and the need and availability of such opportunities in the bank's AAs.

The bank's overall CD test performance is Satisfactory and demonstrates adequate responsiveness. The majority of the bank's volume of community development activity occurred in the Northeast Nebraska AA, consistent with the majority of lending in that area.

A substantial portion of the bank's CD activity were loans originated to area businesses and farms through the United States Small Business Administration's Paycheck Protection Program (PPP) in response to the Coronavirus Disease 2019 Pandemic (pandemic). The bank originated a total of 1,104 PPP loans totaling \$25.1 MM between November 2020 and May 2022. PPP loans that qualified as CD activity included loans that helped to revitalize or stabilize LMI geographies and distressed/underserved middle-income census tracts or that supported small businesses and the creation of LMI jobs in the bank's AAs. These loans are considered particularly responsive to the credit needs of small businesses and small farms during the pandemic and reflect the bank's commitment to serve the credit needs of its AAs.

Table 4 below shows the number and dollar amount of the bank's CD activities that have benefitted the bank's AAs since the previous CRA evaluation. Overall CD activity increased from the previous evaluation, primarily as the result of PPP lending.

Table 4

Community Development Activity - All									
Community Development Purpose	Community Development Loans		Qualified Investments						Community Development Services
			Investments		Donations		Total Investments		
	#	\$(000)	#	\$(000)	#	\$(000)	#	\$(000)	#
Affordable Housing	0	0	0	0	0	0	0	0	1
Community Services	2	1,008	0	0	0	0	0	0	31
Economic Development	2	189	0	0	13	36	13	36	16
Revitalization and Stabilization	370	27,656	2	1,735	1	6	3	1,741	5
Outside Activities	154	2,711	1	1,500	0	0	1	1,500	0
Totals	528	31,563	3	3,235	14	42	17	3,277	53

Consideration was also given to the bank's CD activities that met the requirements for qualified CD credit but occurred outside of its delineated AAs and within the state of Nebraska. These activities are included in Table 4 and primarily consisted of PPP loans that served to revitalize and stabilize LMI geographies and one investment in a statewide affordable housing homebuyer program.

FAIR LENDING OR OTHER ILLEGAL CREDIT PRACTICES REVIEW

Compliance with the substantive provisions of antidiscrimination and other consumer protection laws and regulations, including the Equal Credit Opportunity Act and the Fair Housing Act, was considered as part of this CRA evaluation. No evidence of a pattern or practice of discrimination on a prohibited basis or of other illegal credit practices inconsistent with helping to meet community credit needs was identified.

**OMAHA-COUNCIL BLUFFS METROPOLITAN ASSESSMENT AREA
METROPOLITAN AREA
(Full-Scope Review)**

DESCRIPTION OF THE INSTITUTION'S OPERATIONS IN THE OMAHA-COUNCIL BLUFFS METROPOLITAN AA

The bank's Omaha-Council Bluffs Metropolitan AA consists of the entireties of Douglas, Sarpy, and Cass Counties in Nebraska (see Appendix A for an AA map and Appendix B for additional demographic data). The bank's AA is comprised of three of the eight counties that make up the Omaha-Council Bluffs Nebraska-Iowa Metropolitan Statistical Area.

- The bank expanded the AA's delineation to include Cass County since the previous evaluation.
- The AA is comprised of 216 census tracts, which includes 16 low-, 53 moderate-, 79 middle-, and 68 upper-income tracts. At the previous evaluation, the AA consisted of 199 census tracts, including 28 low-, 43 moderate-, 72 middle-, and 56 upper-income census tracts.
- The bank operates three of its 10 banking offices in this AA. Full-service ATMs are available at each location.
- According to the June 30, 2023, Federal Deposit Insurance Corporation (FDIC) Deposit Market Share Report, the bank held a 0.3 percent market share of deposits, ranking 26th of 51 institutions operating from 235 banking offices in the AA.
- To further augment the CRA performance evaluation, one previously conducted interview with a member of the community was referenced to ascertain the credit needs of the area communities, the responsiveness of area banks in meeting those credit needs, and for perspectives on local economic conditions. This community member represents a local business development organization.

Table 5

Population Change Assessment Area: Omaha-Council Bluffs Metropolitan			
Area	2015 Population	2020 Population	Percent Change
Omaha-Council Bluffs Metropolitan	732,207	801,728	9.5
Cass County, NE	25,360	26,598	4.9
Douglas County, NE	537,655	584,526	8.7
Sarpy County, NE	169,192	190,604	12.7
Omaha-Council Bluffs, NE-IA MSA	895,919	967,604	8.0
Nebraska	1,869,365	1,961,504	4.9
Source: 2020 U.S. Census Bureau Decennial Census 2011-2015 U.S. Census Bureau: American Community Survey			

- The AA's population contains 82.9 percent of the total MSA population.
- As noted in Table 5, Douglas County is the most populous county, containing 72.9 percent of the AA's population and 60.4 percent of the MSA's population.
- Population growth in the AA between 2015 and 2020 exceeded the growth rate for the MSA and the state of Nebraska.

Table 6

Median Family Income Change Assessment Area: Omaha-Council Bluffs Metropolitan			
Area	2015 Median Family Income	2020 Median Family Income	Percent Change
Omaha-Council Bluffs Metropolitan	81,746	88,413	8.2
Cass County, NE	84,927	87,091	2.5
Douglas County, NE	77,891	87,064	11.8
Sarpy County, NE	89,201	98,449	10.4
Omaha-Council Bluffs, NE-IA MSA	80,449	87,733	9.1
Nebraska	73,448	80,125	9.1
Source: 2011-2015 U.S. Census Bureau: American Community Survey 2016-2020 U.S. Census Bureau: American Community Survey			
Note: Median family incomes have been inflation-adjusted and are expressed in 2020 dollars.			

- The AA experienced an increase in MFI slightly below the state of Nebraska and the MSA between 2015 and 2020.
- MFI growth was lowest in Cass County, at 2.5 percent, and is well below the growth rate noted for the MSA and the state of Nebraska, both of which were 9.1 percent. Conversely, MFI growth in Douglas and Sarpy Counties exceeded the MSA and the state of Nebraska, at 11.8 percent and 10.4 percent, respectively.
- The percentage of LMI families in the AA is 36.7 percent, which is slightly below the state of Nebraska, at 37.2 percent, and the MSA, at 37.8 percent.

Table 7

Housing Cost Burden						
Assessment Area: Omaha-Council Bluffs Metropolitan						
Area	Cost Burden – Renters			Cost Burden – Owners		
	Low Income	Moderate Income	All Renters	Low Income	Moderate Income	All Owners
Omaha-Council Bluffs Metropolitan	75.7	32.0	39.3	67.7	34.8	17.1
Cass County, NE	64.3	18.8	34.6	65.1	30.4	18.5
Douglas County, NE	75.7	31.8	40.6	67.6	34.3	17.8
Sarpy County, NE	77.3	34.0	34.4	69.1	37.8	14.8
Omaha-Council Bluffs, NE-IA MSA	74.0	29.5	38.8	64.2	32.1	16.7
Nebraska	71.4	24.2	36.2	60.6	26.7	15.9
<i>Cost Burden is housing cost that equals 30 percent or more of household income.</i>						
<i>Source: U.S. Department of Housing and Urban Development (HUD), 2016-2020 Comprehensive Housing Affordability Strategy</i>						

- The housing cost burden for both renters and owners in the AA is higher than the state of Nebraska and the MSA.
- There are 298,823 households in the AA, 74.1 percent of which are located in Douglas County.
- There are 106,780 rental units in the AA, 78.7 percent of which are located in Douglas County. The larger percentage of rental units in Douglas County is consistent with the larger population.

Table 8

Unemployment Rates					
Assessment Area: Omaha-Council Bluffs Metropolitan					
Area	2018	2019	2020	2021	2022
Omaha-Council Bluffs Metropolitan	3.1	3.3	4.9	3.0	2.6
Cass County, NE	3.1	3.5	4.4	2.9	2.5
Douglas County, NE	3.2	3.4	5.2	3.2	2.7
Sarpy County, NE	2.8	3.0	4.1	2.6	2.3
Omaha-Council Bluffs, NE-IA MSA	3.0	3.1	4.8	3.1	2.6
Nebraska	2.9	3.1	4.3	2.7	2.3
<i>Source: Bureau of Labor Statistics: Local Area Unemployment Statistics</i>					

- During the evaluation period, unemployment rates in the AA remained relatively aligned with statewide figures for Nebraska, with a slight increase during 2020 as a result of the pandemic, followed by decreases in 2021 and 2022.
- A community contact stated that the overall economy of the MSA is strong and that many businesses were able to withstand the difficulties presented by the pandemic.

- According to employment data from the Omaha Chamber of Commerce, public administration, health care and social assistance, finance, and insurance are the largest industries in the region.
- Major employers include Offutt Airforce Base, Nebraska Medicine, CHI Health, Methodist Health System, First National Bank, and Mutual of Omaha (Finance/Insurance Corporation).
- The community contact stated that following the pandemic many small businesses in the Omaha area had trouble hiring workers.

CONCLUSIONS WITH RESPECT TO PERFORMANCE CRITERIA IN THE OMAHA-COUNCIL BLUFFS METROPOLITAN AA

LENDING TEST

The bank's performance under the lending test in the Omaha-Council Bluffs Metropolitan AA is reasonable. The geographic and borrower distribution of small farm lending was not evaluated for this AA due to insufficient volume to provide a meaningful analysis. The geographic and borrower distribution of small business lending was considered reasonable. The lending review in this AA consisted of an evaluation of 50 small business loans.

Geographic Distribution of Loans

The bank's geographic distribution of loans reflects reasonable distribution among the different census tracts and dispersion throughout the AA.

Small Business Lending

The geographic distribution of small business lending is reasonable. The bank did not originate any small business loans in any of the AA's low-income census tracts. The bank's small business lending in moderate-income census tracts was comparable to the demographic figure, which represents the percentage of total businesses by income level of census tract. Despite the lack of lending in the AA's low-income census tracts, the bank's performance is considered reasonable. All low-income census tracts in the AA are in Douglas County, where the bank has no branch presence. Further, the bank faces a high level of competition for small business lending in Douglas County. A community contact indicated that the banking industry is crowded in the county and that many financial institutions compete for new small business customers.

An analysis of the dispersion of loans was conducted and revealed some gaps that included LMI tracts in both Douglas and Sarpy Counties. The gaps in lending identified in Sarpy County included several moderate-income census tracts in the eastern portion of the county where Offutt Air Force Base is located. These tracts provide the bank little

small business lending opportunities, therefore the gap in lending does not impact the overall conclusion.

The gaps in lending identified in Douglas County included LMI tracts in the central and southern portions of the county, as well as LMI tracts surrounding the downtown Omaha area. As previously stated, the high level of competition throughout the county and the bank's lack of a branch presence are significant barriers in originating small business loans in Douglas County. Further, the bank cannot reasonably be expected to serve the LMI tracts surrounding the downtown Omaha area due to the considerable distance between these tracts and the nearest bank branch. For these reasons, the gaps in lending do not impact the overall conclusion.

Table 9

Distribution of 2022 Small Business Lending By Income Level of Geography					
Assessment Area: Omaha-Council Bluffs Metropolitan					
Geographic Income Level	Bank Loans				Total
	#	#%	\$(000)	\$%	Businesses %
Low	0	0.0	0	0.0	3.1
Moderate	10	20.0	895	12.2	19.4
Middle	26	52.0	3,664	49.9	40.0
Upper	14	28.0	2,779	37.9	37.6
Unknown	0	0.0	0	0.0	0.0
Tract-Unk	0	0.0	0	0.0	
Total	50	100.0	7,337	100.0	100.0
Source: 2022 FFIEC Census Data 2022 Dun & Bradstreet Data 2016-2020 U.S. Census Bureau: American Community Survey					
Note: Percentages may not total 100.0 percent due to rounding.					

Lending to Businesses of Different Sizes

The bank's lending has a reasonable distribution among businesses of different sizes.

Small Business Lending

The borrower distribution of small business lending is reasonable. The bank's lending to small businesses was comparable to the demographic figure, which represents the percentage of businesses by revenue size.

Table 10

Distribution of 2022 Small Business Lending By Revenue Size of Businesses Assessment Area: Omaha-Council Bluffs Metropolitan					
	Bank Loans				Total Businesses
	#	#%	\$(000)	%	
By Revenue					
\$1 Million or Less	42	84.0	5,593	76.2	90.1
Over \$1 Million	8	16.0	1,744	23.8	9.1
Revenue Unknown	0	0.0	0	0.0	0.8
Total	50	100.0	7,337	100.0	100.0
By Loan Size					
\$100,000 or Less	26	52.0	1,355	18.5	
\$100,001 - \$250,000	17	34.0	2,746	37.4	
\$250,001 - \$1 Million	7	14.0	3,236	44.1	
Total	50	100.0	7,337	100.0	
By Loan Size and Revenues \$1 Million or Less					
\$100,000 or Less	23	54.8	1,058	18.9	
\$100,001 - \$250,000	14	33.3	2,226	39.8	
\$250,001 - \$1 Million	5	11.9	2,309	41.3	
Total	42	100.0	5,593	100.0	
Source: 2022 FFIEC Census Data 2022 Dun & Bradstreet Data 2016-2020 U.S. Census Bureau: American Community Survey Note: Percentages may not total 100.0 percent due to rounding.					

COMMUNITY DEVELOPMENT TEST

The bank's CD performance demonstrates adequate responsiveness. The volume of CD activity reflected in the table below is consistent with the bank's branching presence and loan volumes in this AA. A substantial portion of the bank's CD activity in this AA were PPP loans that helped revitalize or stabilize LMI census tracts. Other examples of CD activities in this AA include:

- One loan originated for \$48,000 to a business startup that created 14 LMI jobs in the AA.
- Four donations totaling \$17,000 to an economic development organization within the AA.
- Service on the board of directors for a local economic development organization by a member of bank management to assist with attracting, retaining, and growing small businesses.

Table 11

Community Development Activity									
Assessment Area: Omaha-Council Bluffs Metropolitan									
Community Development Purpose	Community Development Loans		Qualified Investments						Community Development Services
			Investments		Donations		Total Investments		
	#	\$(000)	#	\$(000)	#	\$(000)	#	\$(000)	#
Affordable Housing	0	0	0	0	0	0	0	0	0
Community Services	0	0	0	0	0	0	0	0	6
Economic Development	2	189	0	0	4	17	4	17	3
Revitalization and Stabilization	9	9,793	0	0	0	0	0	0	0
Totals	11	9,982	0	0	4	17	4	17	9

**NORTHEAST NEBRASKA ASSESSMENT AREA
NONMETROPOLITAN AREA
(Full-Scope Review)**

DESCRIPTION OF THE INSTITUTION'S OPERATIONS IN THE NORTHEAST NEBRASKA AA

The bank's Northeast Nebraska AA consists of Cedar, Antelope, Pierce, Wayne, Wheeler, Greeley, Boone, Madison, Platte, Stanton, Colfax, and Cuming Counties in their entirety (see Appendix A for an AA map and Appendix B for additional demographic data).

- The AA delineation remains unchanged since the prior CRA evaluation.
- The AA is comprised of 38 tracts, including two moderate-, 32 middle-, and four upper-income census tracts. The AA contains no low-income census tracts. This tract composition reflects a slight change from the previous evaluation, when the AA was comprised of two moderate-, 31 middle-, and four upper-income census tracts.
- The bank operates six of its 10 banking offices in this AA. With the exception of the Newman Grove branch, full-service ATMs are available at all locations.
- According to the June 30, 2023 FDIC Deposit Market Share Report, the bank held a 4.1 percent market share of deposits, ranking 8th of 46 institutions operating from 126 banking offices in the AA.
- To further augment the CRA performance evaluation, one previously conducted interview with a member of the community was referenced to ascertain the credit needs of the area communities, the responsiveness of area banks in meeting those credit needs, and for perspectives on local economic conditions. The community member represents an organization that seeks to improve the economic stability of the agricultural industry.

Table 12

Population Change			
Assessment Area: Northeast Nebraska			
Area	2015 Population	2020 Population	Percent Change
Northeast Nebraska	133,900	135,348	1.1
Antelope County, NE	6,486	6,295	(2.9)
Boone County, NE	5,373	5,379	0.1
Cedar County, NE	8,675	8,380	(3.4)
Colfax County, NE	10,522	10,582	0.6
Cuming County, NE	9,078	9,013	(0.7)
Greeley County, NE	2,476	2,188	(11.6)
Madison County, NE	35,111	35,585	1.4
Pierce County, NE	7,184	7,317	1.9
Platte County, NE	32,642	34,296	5.1
Stanton County, NE	6,081	5,842	(3.9)
Wayne County, NE	9,425	9,697	2.9
Wheeler County, NE	847	774	(8.6)
NonMSA Nebraska	679,331	672,190	(1.1)
Nebraska	1,869,365	1,961,504	4.9
Source: 2020 U.S. Census Bureau Decennial Census 2011-2015 U.S. Census Bureau: American Community Survey			

- As noted in Table 12, Madison and Platte Counties have the largest populations and represent 51.6 percent of the total AA population.
- The overall AA population experienced slight growth between 2015 and 2020, while other nonmetropolitan areas of the state experienced a slight decline over the same period.
- The community contact stated that populations in rural areas has generally declined over recent years.

Table 13

Median Family Income Change Assessment Area: Northeast Nebraska			
Area	2015 Median Family Income	2020 Median Family Income	Percent Change
Northeast Nebraska	69,458	73,150	5.3
Antelope County, NE	61,516	64,700	5.2
Boone County, NE	69,454	75,179	8.2
Cedar County, NE	73,476	79,135	7.7
Colfax County, NE	66,599	66,570	0.0
Cuming County, NE	68,286	73,625	7.8
Greeley County, NE	57,123	62,738	9.8
Madison County, NE	67,293	70,228	4.4
Pierce County, NE	71,720	71,227	(0.7)
Platte County, NE	73,662	76,959	4.5
Stanton County, NE	66,300	78,916	19.0
Wayne County, NE	79,316	74,809	(5.7)
Wheeler County, NE	58,574	69,375	18.4
NonMSA Nebraska	67,146	71,424	6.4
Nebraska	73,448	80,125	9.1
<i>Source: 2011-2015 U.S. Census Bureau: American Community Survey 2016-2020 U.S. Census Bureau: American Community Survey</i>			
<i>Note: Median family incomes have been inflation-adjusted and are expressed in 2020 dollars.</i>			

- The percent of LMI families in the AA is 35.2 percent, which is below other nonmetropolitan areas of the state and the state of Nebraska at 37.5 percent and 37.2 percent, respectively.
- The AA family poverty rate of 6.1 percent is below the rate of other nonmetropolitan areas at 7.1 percent and is slightly below the state of Nebraska at 6.6 percent.
- The community contact stated that the AA economy is heavily tied to agriculture.

Table 14

Housing Cost Burden Assessment Area: Northeast Nebraska						
Area	Cost Burden – Renters			Cost Burden – Owners		
	Low Income	Moderate Income	All Renters	Low Income	Moderate Income	All Owners
Northeast Nebraska	59.4	17.1	27.8	53.2	18.2	14.2
Antelope County, NE	49.7	0.0	23.2	37.7	13.0	10.1
Boone County, NE	60.6	0.0	21.0	49.1	21.7	13.3
Cedar County, NE	47.8	6.5	18.7	47.3	17.3	12.1
Colfax County, NE	51.7	1.1	11.7	50.0	18.7	15.3
Cuming County, NE	49.4	22.4	22.2	43.1	12.6	10.2
Greeley County, NE	64.0	0.0	27.6	54.5	12.8	17.7
Madison County, NE	62.6	15.8	30.8	58.5	22.0	16.8
Pierce County, NE	44.7	32.6	27.4	57.1	24.2	16.1
Platte County, NE	56.1	22.8	28.9	55.4	15.8	12.5
Stanton County, NE	54.5	41.4	26.5	59.6	22.9	14.3
Wayne County, NE	84.4	22.5	45.2	47.6	18.4	14.9
Wheeler County, NE	46.7	0.0	16.5	57.3	30.0	28.7
NonMSA Nebraska	62.8	15.0	30.7	55.5	19.3	15.4
Nebraska	71.4	24.2	36.2	60.6	26.7	15.9
Cost Burden is housing cost that equals 30 percent or more of household income.						
Source: U.S. Department of Housing and Urban Development (HUD), 2016-2020 Comprehensive Housing Affordability Strategy						

- There are 54,032 households in the AA, 50.6 percent of which are located in Madison and Platte counties.
- Consistent with their higher populations relative to other AA counties, 54.1 percent of the AA's rental units are located in Madison and Platte counties.
- The median housing value in the AA is \$139,205, which is above the median value of other nonmetropolitan areas at \$126,095 but is well below the state of Nebraska at \$164,000.
- The community contact stated that housing prices are inflated and that many first-time homebuyers and current homeowners wanting to increase the size of their homes have trouble accessing the market at its current price level.

Table 15

Unemployment Rates					
Assessment Area: Northeast Nebraska					
Area	2018	2019	2020	2021	2022
Northeast Nebraska	2.6	2.8	3.3	2.2	2.0
Antelope County, NE	2.5	2.6	2.3	1.8	1.9
Boone County, NE	2.3	2.8	2.6	1.7	1.8
Cedar County, NE	2.4	2.6	2.8	1.9	1.9
Colfax County, NE	2.5	2.8	2.9	2.1	2.0
Cuming County, NE	2.5	2.7	2.6	1.8	1.9
Greeley County, NE	2.7	3.1	3.0	1.9	2.1
Madison County, NE	2.6	2.9	3.9	2.6	2.1
Pierce County, NE	2.7	2.7	3.3	2.3	2.0
Platte County, NE	2.7	3.0	3.7	2.3	2.1
Stanton County, NE	2.6	2.6	3.4	2.3	2.0
Wayne County, NE	2.5	2.7	2.9	2.1	2.2
Wheeler County, NE	2.4	2.8	1.9	1.3	1.6
NonMSA Nebraska	2.8	3.0	3.5	2.3	2.2
Nebraska	2.9	3.1	4.3	2.7	2.3
<i>Source: Bureau of Labor Statistics: Local Area Unemployment Statistics</i>					

- Unemployment rates in the AA during the evaluation period were similar to other nonmetropolitan areas of the state. Increases in unemployment noted in 2020 as a result of the pandemic did not appear to impact the AA as significantly as statewide unemployment figures, which increased by 1.2 percent between 2019 and 2020 compared to the AA's increase of 0.5 percent.
- The AA economy is highly reliant on agricultural production.
- The community contact noted that the size of farming operations has increased and that larger operations continue to benefit from near record high cow/calf prices.

CONCLUSIONS WITH RESPECT TO PERFORMANCE CRITERIA IN THE NORTHEAST NEBRASKA AA

LENDING TEST

The bank's performance under the lending test in the Northeast Nebraska AA is satisfactory. Lending test ratings for small business and small farm lending were reasonable for the evaluation of geographic and borrower distribution tests. The lending review in this AA consisted of an evaluation of 50 small business loans and 113 small farm loans.

Geographic Distribution of Loans

The bank's geographic distribution of loans reflects reasonable distribution among the different census tracts and dispersion throughout the AA. The analysis for each product below will only address the bank's lending in moderate-income census tracts as the AA does not contain any low-income tracts.

Small Business Lending

The geographic distribution of small business lending is reasonable. The bank did not originate any small business loans in the AA's moderate-income census tracts. However, the bank's performance is still considered reasonable as the AA's two moderate-income tracts are located over 25 miles away from the nearest bank branch in the northeast portion of Madison County. In addition, the demographic figure for moderate-income tracts in Table 16 reflects a low number of businesses operating in these tracts and indicates limited opportunities for originating small business loans. An analysis of the dispersion of loans was conducted and a conspicuous gap in lending was identified due to the bank's lack of lending in the AA's two moderate-income census tracts. These are the same census tracts mentioned above; therefore, the gap did not impact the overall conclusion for the same reasons.

Table 16

Distribution of 2022 Small Business Lending By Income Level of Geography					
Assessment Area: Northeast Nebraska					
Geographic Income Level	Bank Loans				Total
	#	#%	\$(000)	\$%	Businesses %
Low	0	0.0	0	0.0	0.0
Moderate	0	0.0	0	0.0	6.4
Middle	44	88.0	2,792	82.5	83.6
Upper	6	12.0	591	17.5	10.0
Unknown	0	0.0	0	0.0	0.0
Tract-Unk	0	0.0	0	0.0	
Total	50	100.0	3,383	100.0	100.0
Source: 2022 FFIEC Census Data 2022 Dun & Bradstreet Data 2016-2020 U.S. Census Bureau: American Community Survey					
Note: Percentages may not total 100.0 percent due to rounding.					

Small Farm Lending

The geographic distribution of small farm lending is reasonable. The bank did not originate any small farm loans in the AA's moderate-income census tracts. However, the bank's performance is still considered reasonable as the demographic figure, which represents the percentage of AA farms operating in each census tract by income level,

indicates that just 10 farms operate in these tracts. These areas present very little opportunity for the bank to originate small farm loans.

An analysis of the dispersion of loans was conducted and a conspicuous gap in lending was identified due to the bank's lack of lending in the AA's two moderate-income census tracts. These are the same census tracts mentioned above; therefore, the gap did not impact the overall conclusion for the same reasons.

Table 17

Distribution of 2022 Small Farm Lending By Income Level of Geography Assessment Area: Northeast Nebraska					
Geographic Income Level	Bank Loans				Total Farms %
	#	#%	\$(000)	\$%	
Low	0	0.0	0	0.0	0.0
Moderate	0	0.0	0	0.0	0.5
Middle	102	90.3	13,447	87.9	91.1
Upper	11	9.7	1,848	12.1	8.4
Unknown	0	0.0	0	0.0	0.0
Tract-Unk	0	0.0	0	0.0	
Total	113	100.0	15,296	100.0	100.0
Source: 2022 FFIEC Census Data 2022 Dun & Bradstreet Data 2016-2020 U.S. Census Bureau: American Community Survey Note: Percentages may not total 100.0 percent due to rounding.					

Lending to Businesses and Farms of Different Sizes

The bank's lending has a reasonable distribution among businesses and farms of different sizes.

Small Business Lending

The borrower distribution of small business lending is reasonable. The bank's distribution of lending to small businesses was comparable to the demographic figure.

Table 18

Distribution of 2022 Small Business Lending By Revenue Size of Businesses					
Assessment Area: Northeast Nebraska					
	Bank Loans				Total Businesses
	#	#%	\$(000)	%	
By Revenue					
\$1 Million or Less	43	86.0	2,060	60.9	88.4
Over \$1 Million	7	14.0	1,323	39.1	9.2
Revenue Unknown	0	0.0	0	0.0	2.4
Total	50	100.0	3,383	100.0	100.0
By Loan Size					
\$100,000 or Less	41	82.0	1,471	43.5	
\$100,001 - \$250,000	6	12.0	962	28.4	
\$250,001 - \$1 Million	3	6.0	950	28.1	
Total	50	100.0	3,383	100.0	
By Loan Size and Revenues \$1 Million or Less					
\$100,000 or Less	39	90.7	1,357	65.9	
\$100,001 - \$250,000	3	7.0	403	19.6	
\$250,001 - \$1 Million	1	2.3	300	14.6	
Total	43	100.0	2,060	100.0	
Source: 2022 FFIEC Census Data					
2022 Dun & Bradstreet Data					
2016-2020 U.S. Census Bureau: American Community Survey					
Note: Percentages may not total 100.0 percent due to rounding.					

Small Farm Lending

The borrower distribution of small farm lending is reasonable. The bank's lending to small farms was comparable to the demographic figure, which represents the percentage of farms by revenue size.

Table 19

Distribution of 2022 Small Farm Lending By Revenue Size of Farms Assessment Area: Northeast Nebraska					
	Bank Loans				Total Farms
	#	%	\$(000)	%	%
By Revenue					
\$1 Million or Less	103	91.2	12,909	84.4	98.6
Over \$1 Million	10	8.8	2,387	15.6	1.3
Revenue Unknown	0	0.0	0	0.0	0.1
Total	113	100.0	15,296	100.0	100.0
By Loan Size					
\$100,000 or Less	68	60.2	2,991	19.6	
\$100,001 - \$250,000	24	21.2	4,218	27.6	
\$250,001 - \$500,000	21	18.6	8,086	52.9	
Total	113	100.0	15,296	100.0	
By Loan Size and Revenues \$1 Million or Less					
\$100,000 or Less	67	65.0	2,906	22.5	
\$100,001 - \$250,000	18	17.5	3,217	24.9	
\$250,001 - \$500,000	18	17.5	6,786	52.6	
Total	103	100.0	12,909	100.0	
Source: 2022 FFIEC Census Data 2022 Dun & Bradstreet Data 2016-2020 U.S. Census Bureau: American Community Survey Note: Percentages may not total 100.0 percent due to rounding.					

COMMUNITY DEVELOPMENT TEST

The bank's CD performance demonstrates adequate responsiveness. Most of the CD activity reviewed for this evaluation benefited the Northeast Nebraska AA, consistent with the bank's branching presence, loan volumes, and deposit market share. A substantial portion of the bank's CD activity overall and within this AA were PPP loans originated in LMI census tracts or distressed and underserved areas to support revitalization and stabilization efforts. Other examples of CD activities in this AA include:

- Two loans totaling \$1.0 MM to two local school districts with a majority of students that qualify for the federal free and reduced lunch program.
- One new investment for \$735,000 to provide critical street improvements to a local city located within an AA county designated as underserved.
- Five donations totaling \$18,000 to a local economic development organization supporting business retention and expansion within a distressed county in the AA.

Table 20

Community Development Activity Assessment Area: Northeast Nebraska									
Community Development Purpose	Community Development Loans		Qualified Investments						Community Development Services
			Investments		Donations		Total Investments		
	#	\$(000)	#	\$(000)	#	\$(000)	#	\$(000)	#
Affordable Housing	0	0	0	0	0	0	0	0	1
Community Services	2	1,008	0	0	0	0	0	0	25
Economic Development	0	0	0	0	9	19	9	19	13
Revitalization and Stabilization	347	17,602	2	1,735	1	6	3	1,741	5
Totals	349	18,610	2	1,735	10	25	12	1,760	44

**SOUTHEAST NEBRASKA ASSESSMENT AREA
NONMETROPOLITAN AREA
(Limited-Scope Review)**

DESCRIPTION OF THE INSTITUTION'S OPERATIONS IN THE SOUTHEAST NEBRASKA AA

The bank's delineated AA is comprised of Fillmore and Saline Counties in their entirety, which remains unchanged since the prior exam (See Appendix A for a map of the AA and Appendix C for lending tables).

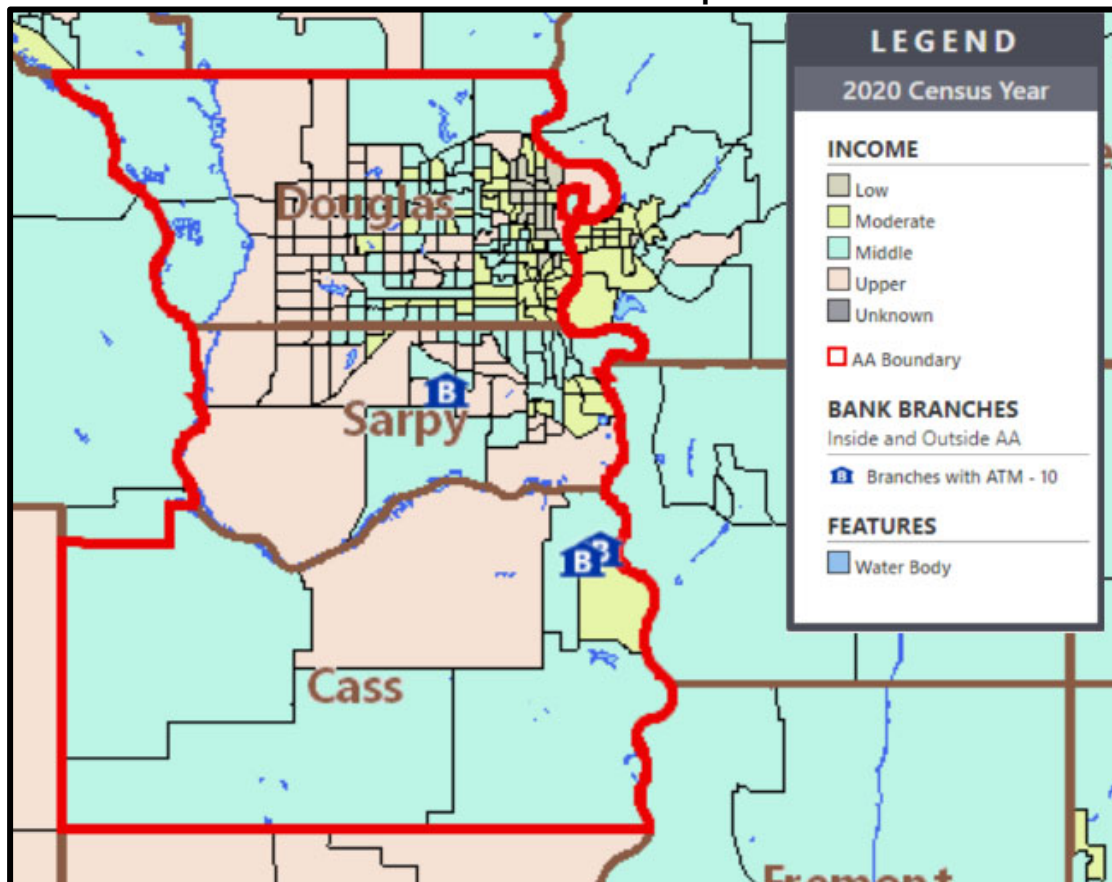
- The AA is comprised of seven census tracts, including one moderate-, five middle-, and one upper-income census tract. This represents a change since the prior exam where the AA was comprised entirely of six middle-income tracts.
- Based on 2020 American Community Survey data, the AA population is 19,843, which represents a 1.1 percent decrease from the 2015 figure.
- The AA's composition of families by income level includes 17.1 percent low-, 22.5 percent moderate-, 20.6 percent middle-, and 39.8 percent upper-income families.
- The bank operates one of its ten banking offices in this AA. The office is located in a middle-income tract in Friend, Nebraska and offers a full-service ATM and lobby services.
- According to the June 30, 2023 FDIC Deposit Market Share Report, the bank held a 5.3 percent market share, ranking 6th of 14 FDIC-insured financial institutions operating from 22 offices in the AA.

CONCLUSIONS WITH RESPECT TO PERFORMANCE CRITERIA IN THE SOUTHEAST NEBRASKA AA

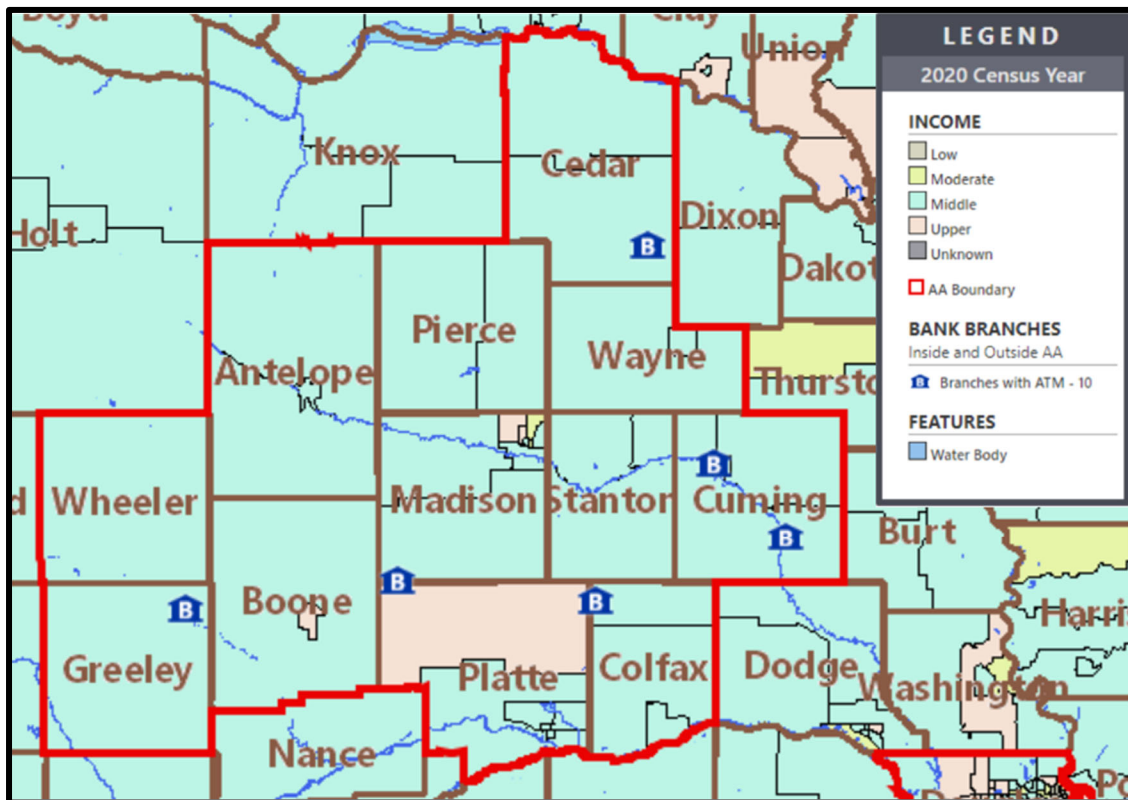
The institution's performance under the lending and community development tests did not impact the overall rating for the institution. The institution's lending performance in the area is consistent with the lending performance overall. Similarly, the institution's community development performance was consistent with the institution's overall performance.

APPENDIX A – MAPS OF THE ASSESSMENT AREAS

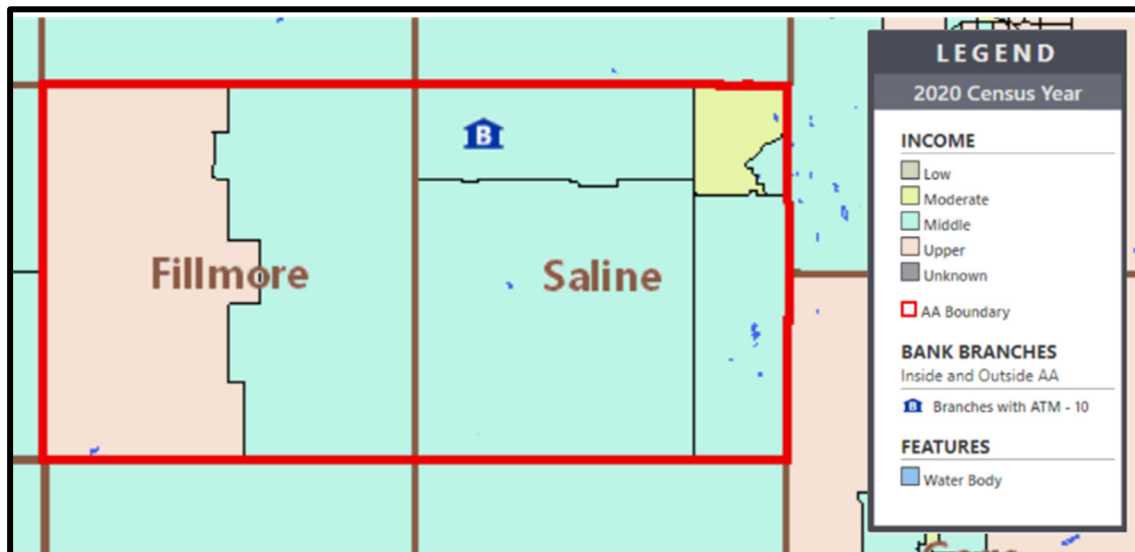
Map A-1
Omaha-Council Bluffs Metropolitan AA



Map A-2
Northeast Nebraska AA



Map A-3
Southeast Nebraska AA



APPENDIX B – DEMOGRAPHIC INFORMATION

Table B-1

2022 Omaha-Council Bluffs Metropolitan AA Demographics								
Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low	16	7.4	8,047	4.2	2,243	27.9	35,920	18.7
Moderate	53	24.5	37,156	19.3	4,575	12.3	34,500	18.0
Middle	79	36.6	74,558	38.8	3,384	4.5	43,176	22.5
Upper	68	31.5	72,326	37.7	1,518	2.1	78,491	40.9
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	216	100.0	192,087	100.0	11,720	6.1	192,087	100.0
	Housing Units by Tract	Housing Type by Tract						
		Owner-occupied			Rental		Vacant	
		#	% by tract	% by unit	#	% by unit	#	% by unit
Low	16,050	5,657	2.9	35.2	8,432	52.5	1,961	12.2
Moderate	72,603	31,816	16.6	43.8	34,952	48.1	5,835	8.0
Middle	128,958	78,465	40.9	60.8	42,565	33.0	7,928	6.1
Upper	101,037	76,105	39.6	75.3	20,831	20.6	4,101	4.1
Unknown	0	0	0.0	0.0	0	0.0	0	0.0
Total AA	318,648	192,043	100.0	60.3	106,780	33.5	19,825	6.2
	Total Businesses by Tract		Businesses by Tract & Revenue Size					
			Less Than or = \$1 Million		Over \$1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	1,022	3.1	903	3.0	113	3.7	6	2.2
Moderate	6,457	19.4	5,717	19.0	699	23.1	41	15.4
Middle	13,313	40.0	11,963	39.8	1,229	40.7	121	45.3
Upper	12,527	37.6	11,448	38.1	980	32.4	99	37.1
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	33,319	100.0	30,031	100.0	3,021	100.0	267	100.0
Percentage of Total Businesses:				90.1		9.1		0.8
	Total Farms by Tract		Farms by Tract & Revenue Size					
			Less Than or = \$1 Million		Over \$1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	6	1.1	6	1.2	0	0.0	0	0.0
Moderate	24	4.6	24	4.7	0	0.0	0	0.0
Middle	233	44.4	231	44.8	1	14.3	1	50.0
Upper	262	49.9	255	49.4	6	85.7	1	50.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	525	100.0	516	100.0	7	100.0	2	100.0
Percentage of Total Farms:				98.3		1.3		0.4
Source: 2022 FFIEC Census Data 2022 Dun & Bradstreet Data 2016-2020 U.S. Census Bureau: American Community Survey Note: Percentages may not total 100.0 percent due to rounding.								

Table B-2

2022 Northeast Nebraska AA Demographics								
Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low	0	0.0	0	0.0	0	0.0	5,614	16.4
Moderate	2	5.3	1,394	4.1	201	14.4	6,443	18.8
Middle	32	84.2	29,085	84.9	1,696	5.8	8,373	24.5
Upper	4	10.5	3,760	11.0	185	4.9	13,809	40.3
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	38	100.0	34,239	100.0	2,082	6.1	34,239	100.0
	Housing Units by Tract	Housing Type by Tract						
		Owner-occupied		Rental		Vacant		
		#	% by tract	% by unit	#	% by unit	#	% by unit
Low	0	0	0.0	0.0	0	0.0	0	0.0
Moderate	3,081	1,206	3.1	39.1	1,468	47.6	407	13.2
Middle	50,796	33,293	86.0	65.5	12,497	24.6	5,006	9.9
Upper	5,895	4,230	10.9	71.8	1,338	22.7	327	5.5
Unknown	0	0	0.0	0.0	0	0.0	0	0.0
Total AA	59,772	38,729	100.0	64.8	15,303	25.6	5,740	9.6
	Total Businesses by Tract		Businesses by Tract & Revenue Size					
			Less Than or = \$1 Million		Over \$1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	0	0.0	0	0.0	0	0.0	0	0.0
Moderate	429	6.4	377	6.4	50	8.1	2	1.3
Middle	5,603	83.6	4,942	83.4	518	84.1	143	90.5
Upper	668	10.0	607	10.2	48	7.8	13	8.2
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	6,700	100.0	5,926	100.0	616	100.0	158	100.0
Percentage of Total Businesses:				88.4		9.2		2.4
	Total Farms by Tract		Farms by Tract & Revenue Size					
			Less Than or = \$1 Million		Over \$1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	0	0.0	0	0.0	0	0.0	0	0.0
Moderate	10	0.5	10	0.5	0	0.0	0	0.0
Middle	1,702	91.1	1,677	91.0	24	96.0	1	100.0
Upper	156	8.4	155	8.4	1	4.0	0	0.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	1,868	100.0	1,842	100.0	25	100.0	1	100.0
Percentage of Total Farms:				98.6		1.3		0.1
Source: 2022 FFIEC Census Data 2022 Dun & Bradstreet Data 2016-2020 U.S. Census Bureau: American Community Survey Note: Percentages may not total 100.0 percent due to rounding.								

APPENDIX C –LIMITED-SCOPE REVIEW ASSESSMENT AREA TABLES

Table C-1

Distribution of 2022 Small Business Lending By Income Level of Geography					
Assessment Area: Southeast Nebraska					
Geographic Income Level	Bank Loans				Total Businesses %
	#	#%	\$(000)	\$%	
Low	0	0.0	0	0.0	0.0
Moderate	0	0.0	0	0.0	9.3
Middle	11	100.0	1,001	100.0	64.8
Upper	0	0.0	0	0.0	26.0
Unknown	0	0.0	0	0.0	0.0
Tract-Unk	0	0.0	0	0.0	
Total	11	100.0	1,001	100.0	100.0
Source: 2022 FFIEC Census Data 2022 Dun & Bradstreet Data 2016-2020 U.S. Census Bureau: American Community Survey					
Note: Percentages may not total 100.0 percent due to rounding.					

Table C-2

Distribution of 2022 Small Farm Lending By Income Level of Geography					
Assessment Area: Southeast Nebraska					
Geographic Income Level	Bank Loans				Total Farms %
	#	#%	\$(000)	\$%	
Low	0	0.0	0	0.0	0.0
Moderate	0	0.0	0	0.0	3.0
Middle	8	100.0	1,928	100.0	66.2
Upper	0	0.0	0	0.0	30.7
Unknown	0	0.0	0	0.0	0.0
Tract-Unk	0	0.0	0	0.0	
Total	8	100.0	1,928	100.0	100.0
Source: 2022 FFIEC Census Data 2022 Dun & Bradstreet Data 2016-2020 U.S. Census Bureau: American Community Survey					
Note: Percentages may not total 100.0 percent due to rounding.					

Table C-3

Distribution of 2022 Small Business Lending By Revenue Size of Businesses					
Assessment Area: Southeast Nebraska					
	Bank Loans				Total Businesses %
	#	#%	\$(000)	\$%	
By Revenue					
\$1 Million or Less	10	90.9	621	62.0	89.4
Over \$1 Million	1	9.1	380	38.0	7.4
Revenue Unknown	0	0.0	0	0.0	3.2
Total	11	100.0	1,001	100.0	100.0
By Loan Size					
\$100,000 or Less	8	72.7	245	24.5	
\$100,001 - \$250,000	2	18.2	376	37.6	
\$250,001 - \$1 Million	1	9.1	380	38.0	
Total	11	100.0	1,001	100.0	
By Loan Size and Revenues \$1 Million or Less					
\$100,000 or Less	8	80.0	245	39.5	
\$100,001 - \$250,000	2	20.0	376	60.5	
\$250,001 - \$1 Million	0	0.0	0	0.0	
Total	10	100.0	621	100.0	
Source: 2022 FFIEC Census Data 2022 Dun & Bradstreet Data 2016-2020 U.S. Census Bureau: American Community Survey					
Note: Percentages may not total 100.0 percent due to rounding.					

Table C-4

Distribution of 2022 Small Farm Lending By Revenue Size of Farms Assessment Area: Southeast Nebraska					
	Bank Loans				Total Farms %
	#	#%	\$(000)	\$%	
By Revenue					
\$1 Million or Less	7	87.5	1,478	76.7	96.6
Over \$1 Million	1	12.5	450	23.3	3.0
Revenue Unknown	0	0.0	0	0.0	0.3
Total	8	100.0	1,928	100.0	100.0
By Loan Size					
\$100,000 or Less	3	37.5	103	5.3	
\$100,001 - \$250,000	1	12.5	200	10.4	
\$250,001 - \$500,000	4	50.0	1,625	84.3	
Total	8	100.0	1,928	100.0	
By Loan Size and Revenues \$1 Million or Less					
\$100,000 or Less	3	42.9	103	7.0	
\$100,001 - \$250,000	1	14.3	200	13.5	
\$250,001 - \$500,000	3	42.9	1,175	79.5	
Total	7	100.0	1,478	100.0	
Source: 2022 FFIEC Census Data 2022 Dun & Bradstreet Data 2016-2020 U.S. Census Bureau: American Community Survey Note: Percentages may not total 100.0 percent due to rounding.					

Table C-5

2022 Southeast Nebraska AA Demographics								
Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low	0	0.0	0	0.0	0	0.0	889	17.1
Moderate	1	14.3	837	16.1	111	13.3	1,170	22.5
Middle	5	71.4	3,444	66.2	293	8.5	1,071	20.6
Upper	1	14.3	921	17.7	36	3.9	2,072	39.8
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	7	100.0	5,202	100.0	440	8.5	5,202	100.0
	Housing Units by Tract	Housing Type by Tract						
		Owner-occupied			Rental		Vacant	
		#	% by tract	% by unit	#	% by unit	#	% by unit
Low	0	0	0.0	0.0	0	0.0	0	0.0
Moderate	1,218	716	12.5	58.8	463	38.0	39	3.2
Middle	5,904	3,868	67.7	65.5	1,325	22.4	711	12.0
Upper	1,689	1,133	19.8	67.1	275	16.3	281	16.6
Unknown	0	0	0.0	0.0	0	0.0	0	0.0
Total AA	8,811	5,717	100.0	64.9	2,063	23.4	1,031	11.7
	Total Businesses by Tract		Businesses by Tract & Revenue Size					
			Less Than or = \$1 Million		Over \$1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	0	0.0	0	0.0	0	0.0	0	0.0
Moderate	89	9.3	87	10.1	2	2.8	0	0.0
Middle	623	64.8	555	64.5	47	66.2	21	67.7
Upper	250	26.0	218	25.3	22	31.0	10	32.3
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	962	100.0	860	100.0	71	100.0	31	100.0
Percentage of Total Businesses:				89.4		7.4		3.2
	Total Farms by Tract		Farms by Tract & Revenue Size					
			Less Than or = \$1 Million		Over \$1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	0	0.0	0	0.0	0	0.0	0	0.0
Moderate	9	3.0	9	3.1	0	0.0	0	0.0
Middle	196	66.2	190	66.4	5	55.6	1	100.0
Upper	91	30.7	87	30.4	4	44.4	0	0.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	296	100.0	286	100.0	9	100.0	1	100.0
Percentage of Total Farms:				96.6		3.0		0.3
Source: 2022 FFIEC Census Data 2022 Dun & Bradstreet Data 2016-2020 U.S. Census Bureau: American Community Survey								
Note: Percentages may not total 100.0 percent due to rounding.								

APPENDIX D – 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.

Census tract: A small subdivision of metropolitan and other densely populated counties. Census tract boundaries do not cross county lines; however, they may cross the boundaries of metropolitan statistical areas. Census tracts usually have between 2,500 and 8,000 persons, and their physical size varies widely depending upon population density. Census tracts are designed to be homogeneous with respect to population characteristics, economic status, and living conditions to allow for statistical comparisons.

Community development: 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 the size eligibility standards of the Small Business Administration's Development Company or Small Business Investment Company programs (13 CFR 121.301) or have gross annual revenues of \$1 million or less; or, activities that revitalize or stabilize low- or moderate-income geographies, designated disaster areas; or designated distressed or underserved nonmetropolitan middle-income geographies.

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 nonrelatives 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 is analyzed considering performance context, quantitative factors (for example, geographic distribution, borrower distribution, and total number and dollar amount of investments), and qualitative factors (for example, 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 applications, the amount of loan requested, and the disposition of the application (for example, approved, denied, and withdrawn).

Home mortgage loans: Includes home purchase and home improvement loans as defined in the HMDA regulation. This definition also includes multifamily (five or more families) dwelling loans, loans for the purchase of manufactured homes and refinancings of home improvement and home purchase loans.

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 is analyzed using only quantitative factors (for example, geographic distribution, borrower distribution, 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.

Metropolitan area (MA): A metropolitan statistical area (MSA) or a metropolitan division (MD) as defined by the Office of Management and Budget. A MSA is a core area containing at least one urbanized area of 50,000 or more inhabitants, together with adjacent communities having a high degree of economic and social integration with that core. A MD is a division of a MSA based on specific criteria including commuting patterns. Only a MSA that has a population of at least 2.5 million may be divided into MDs.

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.

Nonmetropolitan area (NonMSA): Any area that is not located within an MSA.

Other products: Includes any unreported optional category of loans for which the institution collects and maintains data for consideration during a CRA examination. Examples of such activity include consumer loans and other loan data an institution may provide concerning its lending performance.

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.

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. For these institutions, no state ratings will be received unless the bank also maintains deposit facilities outside of the multistate metropolitan area. CRA activity is captured in either a state rating or a multistate metropolitan area rating, but not both.

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. However, thrift institutions may also exercise the option to report loans secured by nonfarm residential real estate as 'small business loans' if the loans are reported on the TFR as nonmortgage, commercial loans.

Small loan(s) to farm(s): A loan included in 'loans to small farms' as defined in the Consolidated Reports of Condition and Income (Call Report) instructions. 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.

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