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Intermediate Small Institution Performance Evaluation

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SAMPLE INTERMEDIATE SMALL INSTITUTION PERFORMANCE EVALUATION  
FOR INTERSTATE INSTITUTIONS

**PUBLIC DISCLOSURE**

(Date of Evaluation)

**COMMUNITY REINVESTMENT ACT  
PERFORMANCE EVALUATION**

Name of Depository Institution  
Institution's Identification Number

Address of Institution

Name of Supervisory Agency

Address of Supervisory Agency

**NOTE:** This document is an evaluation of this institution's record of meeting the credit needs of its entire community, including low- and moderate-income neighborhoods, consistent with safe and sound operation of the institution. This evaluation is not, 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.

## XII. Performance Evaluation — Intermediate Small Institution, Interstate

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### Intermediate Small Institution Performance Evaluation

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#### TABLE OF CONTENTS\*

I.	Institution Rating.....	1
II.	Institution	
a.	Scope of Examination.....	1
b.	Description of Institution.....	1
c.	Conclusions with Respect to Performance Tests.....	1
III.	Multistate Metropolitan Area	
a.	Multistate Metropolitan Area Rating.....	3
b.	Scope of Examination.....	3
c.	Description of Institution’s Operations .....	3
d.	Conclusions with Respect to Performance Tests.....	4
IV.	State	
a.	Summary	
i.	State Rating.....	5
ii.	Scope of Examination.....	5
iii.	Description of Institution’s Operations .....	5
iv.	Conclusions with Respect to Performance Tests....	6
b.	Metropolitan Area (reviewed using full-scope review)	
i.	Description of Institution’s Operations .....	7
ii.	Conclusions with Respect to Performance Tests....	7
c.	Metropolitan Area (reviewed using limited-scope review)	
i.	Description of Institution’s Operations .....	8
ii.	Conclusions with Respect to Performance Tests....	8
d.	Nonmetropolitan Statewide Area (reviewed using full-scope review)	
i.	Description of Institution’s Operations .....	9
ii.	Conclusions with Respect to Performance Tests....	9
e.	Nonmetropolitan Statewide Area (reviewed using limited-scope review)	
i.	Description of Operations .....	10
ii.	Conclusions with Respect to Performance Tests.....	10
V.	Appendix	
A.	Scope of Examination Tables .....	11
B.	Summary of State and Multistate MSA Ratings .....	12
C.	General Definitions .....	13

\* This table of contents is a sample for a multistate institution, and should be adjusted, as appropriate, to reflect the requirements of Section 807 of the CRA (12 USC 2906), and each institution’s operations.

## **INSTITUTION**

**INSTITUTION'S CRA RATING: This institution is rated: \_\_\_\_\_.**

**The Lending Test is rated: \_\_\_\_\_.**

**The Community Development Test is rated: \_\_\_\_\_.**

Summarize the major factors supporting the institution's rating. When evidence of discriminatory or other illegal credit practices inconsistent with helping to meet community credit needs has been identified in the supervisory process, the conclusion must include a statement if the rating was influenced by this evidence. The conclusion should not mention any technical violations.

### **SCOPE OF EXAMINATION**

Write a short description of the scope of the examination. At a minimum, discuss the time period covered in the review, the specific lending products reviewed, the names of (any) affiliates reviewed and their corresponding lending products, and how they were considered in the evaluation. Include a description of loan samples used in your analysis.

### **DESCRIPTION OF INSTITUTION**

Write a brief description of the institution's ability to meet the needs of its community, including retail and community development needs, based on its financial condition and size, product offerings, prior performance, legal impediments and other factors. Information that may be important to consider includes relationships with a holding company or affiliates, total assets, asset/loan portfolio mix, primary business focus, branching network, and any merger or acquisition activity.

### **CONCLUSIONS WITH RESPECT TO PERFORMANCE TESTS**

Discuss the institution's CRA performance. The facts, data, and analyses that were used to form a conclusion about the rating must be reflected in the performance evaluation. The narrative should clearly demonstrate how the lending and the community development tests, and their respective performance criteria, as well as relevant information from the performance context, factored into the institution's rating.<sup>1</sup> Charts and tables may be used to summarize and effectively present the most critical or informative data used by the examiner in analyzing the institution's performance and reaching conclusions.

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<sup>1</sup> 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 relating to states, multistate metropolitan areas, and assessment areas.

## **XII. Performance Evaluation — Intermediate Small Institution, Interstate**

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### **Intermediate Small Institution Performance Evaluation**

---

#### **FAIR LENDING OR OTHER ILLEGAL CREDIT PRACTICES REVIEW**

Write a paragraph about the institution's record of complying with laws relating to discrimination or other illegal credit practices inconsistent with helping to meet community credit needs using the following guidelines:

If no substantive violations were found, state that no evidence of discriminatory or other illegal credit practices inconsistent with helping to meet community credit needs was identified. Even if discrimination has not been found, comments related to the institution's fair lending policies, procedures, training programs and internal assessment efforts may still be appropriate.

When substantive violations involving discriminatory or other illegal credit practices inconsistent with helping to meet community credit needs have been identified, state that substantive violations were found, whether they caused the CRA rating to be adjusted downward, and why the rating was or was not adjusted. Identify the law(s) and regulation(s) violated, the extent of the violation(s) (e.g., widespread, or limited to a particular office, division, subsidiary, or affiliate) and characterize management's responsiveness in acting upon the issue(s). Discuss whether the institution has policies, procedures, training programs, internal assessment efforts, or other practices in place to prevent discriminatory or other illegal credit practices. State whether management has taken, or has committed to take, corrective action particularly with respect to voluntary corrective action resulting from self-assessment(s).

## **MULTISTATE METROPOLITAN AREA**

**CRA RATING FOR (Name of Multistate Metropolitan Area, including State Names)<sup>2</sup>:**

\_\_\_\_\_.

**The Lending Test is rated:** \_\_\_\_\_.

**The Community Development Test is rated:** \_\_\_\_\_.

*[Complete for each multistate metropolitan area where an institution has branches in two or more states within the multistate metropolitan area.]*

Summarize the major factors supporting the institution's multistate metropolitan area rating. When evidence of discriminatory or other illegal credit practices inconsistent with helping to meet community credit needs have been identified in the supervisory process and were taken into account in the CRA evaluation, the conclusion must include a statement that the rating was influenced by the evidence of discriminatory or other illegal credit practices inconsistent with helping to meet community credit needs. The conclusion should not mention any technical violations.

### **SCOPE OF EXAMINATION**

Write a short description of the scope of the examination within the multistate metropolitan area. Discuss how CRA activities in the multistate metropolitan area were reviewed (using full-scope or limited-scope review). If meaningful, discuss the time period covered in the review, the specific lending products reviewed, the names of (any) affiliates reviewed and their corresponding lending products, and how they were considered in the evaluation. Include a description of loan samples used in your analysis. When appropriate, you may also refer the reader to a chart similar to that included in Appendix A.

### **DESCRIPTION OF INSTITUTION'S OPERATIONS IN (Name of Multistate Metropolitan Area)**

Describe the institution's operations within the multistate metropolitan area, including a description of each of the assessment area(s) that the bank serves within the multistate metropolitan area. Information that may be important includes: population, median income, employment conditions (including major employers), the number of branches within the assessment area and the number of individuals and geographies in each income category, business opportunities identified through outreach activities, and the needs of the community,

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<sup>2</sup>This rating reflects performance within the multistate metropolitan area. The statewide evaluations are adjusted and do not reflect performance in the parts of those states contained within the multistate metropolitan area.

## **XII. Performance Evaluation — Intermediate Small Institution, Interstate**

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---

### **Intermediate Small Institution Performance Evaluation**

---

including community development needs. Include, as appropriate, a discussion of the number and type of CRA-related community contacts that were consulted and relevant information incorporated, if any, in the CRA evaluation. Typically, more detailed information will be presented for assessment areas reviewed using the examination procedures.

#### **CONCLUSIONS WITH RESPECT TO PERFORMANCE TESTS IN *(Name of Multistate Metropolitan Area)***

Discuss the institution's CRA performance within the multistate metropolitan area. The facts, data, and analyses that were used to form a conclusion about the rating must be reflected in the performance evaluation. The narrative should clearly demonstrate how the lending and the community development tests, and their respective performance criteria, as well as relevant information from the performance context, factored into the multistate metropolitan area rating. Indicate whether the institution's performance in the assessment areas reviewed using a limited-scope review is consistent with the institution's record in assessment areas reviewed using a full-scope review in the multistate metropolitan area. Charts and tables may be used to summarize and effectively present the most critical or informative data used by the examiner in analyzing the institution's performance and reaching conclusions.

## **STATE**

**CRA RATING FOR (Name of State)<sup>3</sup>:** \_\_\_\_\_.

**The Lending Test is rated:** \_\_\_\_\_.

**The Community Development Test is rated:** \_\_\_\_\_.

*[Complete for each state in which an institution has branches if the institution has branches in two or more states. For an institution that has branches in only one state, complete the metropolitan area and nonmetropolitan statewide area presentations only for that state, as applicable in light of the location of the branches.]*

Summarize the major factors supporting the institution's state rating. When evidence of discriminatory or other illegal credit practices inconsistent with helping to meet community credit needs have been identified in the supervisory process and were taken into account in the CRA evaluation, the conclusion must include a statement that the rating was influenced by the evidence of discriminatory or other illegal credit practices inconsistent with helping to meet community credit needs. The conclusion should not mention any technical violations.

### **SCOPE OF EXAMINATION**

Write a short description of the scope of the examination within the state. Discuss how CRA activities in the state were reviewed (using full-scope or limited-scope review). If meaningful, discuss the time period covered in the review, the specific lending products reviewed, the names of (any) affiliates reviewed and their corresponding lending products, and how they were considered in the evaluation. Include a description of loan samples used in your analysis. When appropriate, you may also refer the reader to a chart similar to that included in Appendix A.

### **DESCRIPTION OF INSTITUTION'S OPERATIONS IN (Name of State)**

Describe the institution's operations within the state, including a description of each of the assessment area(s) that the bank serves within the state. Information that may be important includes: population, median income, employment conditions (including major employers), the number of branches within the assessment area and the number of individuals and geographies in each income category, business opportunities identified through outreach activities, and the needs of the community, including community development needs. Include, as appropriate, a

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<sup>3</sup>For institutions with branches in two or more states in a multistate metropolitan area, this statewide evaluation is adjusted and does not reflect performance in the parts of those states contained within the multistate metropolitan area. Refer to the multistate metropolitan area rating and discussion for the rating and evaluation of the institution's performance in that area.

## **XII. Performance Evaluation — Intermediate Small Institution, Interstate**

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---

### **Intermediate Small Institution Performance Evaluation**

---

discussion of the number and type of CRA-related community contacts that were consulted and relevant information incorporated, if any, in the CRA evaluation. Typically, more detailed information will be presented for assessment areas reviewed using the examination procedures.

#### **CONCLUSIONS WITH RESPECT TO PERFORMANCE TESTS IN *(Name of State)***

Discuss the institution's CRA performance within the state. The facts, data, and analyses that were used to form a conclusion about the rating must be reflected in the performance evaluation. The narrative should clearly demonstrate how the lending and the community development tests, and their respective performance criteria, as well as relevant information from the performance context, factored into the state rating. Indicate whether the institution's performance in the assessment areas reviewed using a limited-scope review is consistent with the institution's record in assessment areas reviewed using a full-scope review in the state. Charts and tables may be used to summarize and effectively present the most critical or informative data used by the examiner in analyzing the institution's performance and reaching conclusions.

## **METROPOLITAN AREAS**

*(For metropolitan areas with some or all assessment areas reviewed using full-scope review)*

### **DESCRIPTION OF INSTITUTION'S OPERATIONS IN *(Name of Metropolitan Area and State)***

Describe the institution's operations within the metropolitan area, including a description of each of the assessment area(s) that the bank serves within the metropolitan area. Information that may be important includes: population, median income, employment conditions (including major employers), the number of branches within the assessment area and the number of individuals and geographies in each income category, business opportunities identified through outreach activities, and the needs of the community, including community development needs. Include, as appropriate, a discussion of the number and type of CRA-related community contacts that were consulted and relevant information incorporated, if any, in the CRA evaluation. Typically, more detailed information will be presented for assessment areas reviewed using the examination procedures.

### **CONCLUSIONS WITH RESPECT TO PERFORMANCE TESTS *(Name of Metropolitan Area and State)***

Discuss the institution's CRA performance within the metropolitan area. The facts, data, and analyses that were used to form a conclusion about the rating must be reflected in the performance evaluation. The narrative should clearly demonstrate how the lending and the community development tests, and their respective performance criteria, as well as relevant information from the performance context, factored into the metropolitan area rating. Indicate whether the institution's performance in the assessment areas reviewed using a limited-scope review is consistent with the institution's record in assessment areas reviewed using a full-scope review in the metropolitan area. Charts and tables may be used to summarize and effectively present the most critical or informative data used by the examiner in analyzing the institution's performance and reaching conclusions.

## **METROPOLITAN AREAS**

*(For each metropolitan area where assessment areas were reviewed using limited-scope review)*

### **DESCRIPTION OF INSTITUTION'S OPERATIONS IN *(Name of Metropolitan Area and State)***

Describe the institution's operations within the metropolitan area, including a description of each of the assessment area(s) that it serves within the metropolitan area. Include key information such as the number of branches within the assessment areas and the number of individuals and geographies in each income category.

### **CONCLUSIONS WITH RESPECT TO PERFORMANCE TESTS IN *(Name of Metropolitan Area and State)***

Summarize the facts and data that were reviewed, including demographic information on the assessment areas and information on the institution's performance. Indicate whether the institution's performance in the assessment areas reviewed using a limited-scope review is consistent with the institution's record [overall/in the state], using one of the two following statements:

- a. The institution's [lending, community development] performance in the area is consistent with the institution's [lending, community development] performance overall [or in the state].
- b. The institution's [lending, community development] performance in the area [exceeds/ is below], the institution's [lending, community development] performance for the [institution/ state]; however, it does not change the rating for the [institution/ state].

## **NONMETROPOLITAN STATEWIDE AREAS<sup>4</sup>**

*(if some or all of the assessment areas within the nonmetropolitan statewide area were reviewed using full-scope review)*

### **DESCRIPTION OF INSTITUTION'S OPERATIONS IN *(Name of Nonmetropolitan Area and State)***

Describe the institution's operations within the nonmetropolitan statewide area, including a description of each of the assessment area(s) that the bank serves within the nonmetropolitan statewide area. Information that may be important includes: population, median income, employment conditions (including major employers), the number of branches within the assessment area and the number of individuals and geographies in each income category, business opportunities identified through outreach activities, and the needs of the community, including community development needs. Include, as appropriate, a discussion of the number and type of CRA-related community contacts that were consulted and relevant information incorporated, if any, in the CRA evaluation. Typically, more detailed information will be presented for assessment areas reviewed using the examination procedures.

### **CONCLUSIONS WITH RESPECT TO PERFORMANCE TESTS IN *(Name of Nonmetropolitan Area and State)***

Discuss the institution's CRA performance within the nonmetropolitan statewide area. The facts, data, and analyses that were used to form a conclusion about the rating must be reflected in the performance evaluation. The narrative should clearly demonstrate how the lending and the community development tests, and their respective performance criteria, as well as relevant information from the performance context, factored into the nonmetropolitan statewide area rating. Indicate whether the institution's performance in the assessment areas reviewed using a limited-scope review is consistent with the institution's record in assessment areas reviewed using a full-scope review in the nonmetropolitan statewide area. Charts and tables may be used to summarize and effectively present the most critical or informative data used by the examiner in analyzing the institution's performance and reaching conclusions.

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<sup>4</sup>The discussion of an institution's CRA performance within a nonmetropolitan statewide area is only required for institutions with branches in two or more states. A separate discussion of CRA performance within a nonmetropolitan statewide area for intrastate banks that have branches in metropolitan and nonmetropolitan areas is optional because the performance in the nonmetropolitan areas have been reviewed and discussed in the overall evaluation of the institution. Examiners may wish to discuss in greater detail, however, the assessment areas within the nonmetropolitan areas that were reviewed for intrastate banks with branches in metropolitan and nonmetropolitan areas or for intrastate banks with branches only in nonmetropolitan areas.

**NONMETROPOLITAN STATEWIDE AREAS<sup>5</sup>**

*(if some or all of the assessment areas within the nonmetropolitan statewide area were reviewed using limited-scope review)*

**DESCRIPTION OF INSTITUTION'S OPERATIONS IN *(Name of Nonmetropolitan Area and State)***

Describe the institution's operations within the nonmetropolitan statewide area, including a description of each of the assessment area(s) that it serves. Include key information such as the number of branches within each assessment area and the number of individuals and geographies in each income category.

**CONCLUSIONS WITH RESPECT TO PERFORMANCE TESTS IN *(Name of Nonmetropolitan Area and State)***

Summarize the facts and data that were reviewed, including demographic information on the assessment areas and information on the institution's performance. Indicate whether the institution's performance in the assessment areas reviewed using a limited-scope review is consistent with the institution's record [overall/in the state], using one of the two following statements:

- a. The institution's [lending, community development] performance in the area is consistent with the institution's [lending, community development] performance overall [or in the state].
- b. The institution's [lending, community development] performance in the area [exceeds/ is below], the institution's [lending, community development] performance for the [institution/ state]; however, it does not change the rating for the [institution/ state].

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<sup>5</sup>The discussion of an institution's CRA performance within a nonmetropolitan statewide area is only required for institutions with branches in two or more states. A separate discussion of CRA performance within a nonmetropolitan statewide area for intrastate banks that have branches in metropolitan and nonmetropolitan areas is optional because the performance in the nonmetropolitan areas have been reviewed and discussed in the overall evaluation of the institution. Examiners may wish to discuss in greater detail, however, the assessment areas within nonmetropolitan areas that were reviewed using the full-scope review for intrastate banks with branches in metropolitan and nonmetropolitan areas or for intrastate banks with branches only in nonmetropolitan areas.

**APPENDIX A**

**SCOPE OF EXAMINATION TABLE**

Institutions with multiple assessment areas or affiliates subject to examination may warrant the use of charts that convey information regarding the scope of the examination. The following chart may be used as a supplement to the discussion of the scope or in lieu thereof.

<b>Unknown Bank</b>	
<b>SCOPE OF EXAMINATION:</b>	
<b>TIME PERIOD REVIEWED:</b>	
<b>PRODUCTS REVIEWED:</b>	

<b>LIST OF AFFILIATES AND PRODUCTS REVIEWED</b>		
<b>AFFILIATE(S):</b>	<b>AFFILIATE RELATIONSHIP:</b>	<b>PRODUCTS REVIEWED:</b>

**XII. Performance Evaluation — Intermediate Small Institution, Interstate**

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**Intermediate Small Institution Performance Evaluation**

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There is a statutory requirement that the written evaluation of a multistate institution's performance must list the individual branches examined in each state.

<b>LIST OF ASSESSMENT AREAS AND TYPE OF EXAMINATION</b>			
<b>ASSESSMENT AREA:</b>	<b>TYPE OF EXAMINATION:</b>	<b>BRANCHES VISITED:</b>	<b>OTHER INFORMATION:</b>

**APPENDIX B**

<b>SUMMARY OF STATE AND MULTISTATE MSA RATINGS</b>			
<b>STATE OR MULTISTATE MSA NAME:</b>	<b>LENDING TEST RATING:</b>	<b>COMMUNITY DEVELOPMENT TEST RATING:</b>	<b>OVERALL STATE RATING:</b>

**APPENDIX C**

**GENERAL DEFINITIONS**

**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.

**Area Median Income:** The median family income for the MSA, if a person or geography is located in an MSA; or the statewide non-metropolitan median family income, if a person or geography is located outside an MSA.

**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:** (1) Affordable housing (including multifamily rental housing) for low- or moderate-income individuals; (2) community services targeted to low- or moderate-income individuals; (3) 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, (4) activities that revitalize or stabilize:

- (i) Low- or moderate-income geographies;
- (ii) Designated disaster areas; or
- (iii) Distressed or underserved nonmetropolitan middle-income geographies designated by the agencies, based on-
  - a. Rates of poverty, unemployment, and population loss; or
  - b. Population size, density, and dispersion. Activities that revitalize and stabilize geographies designated based on population size, density, and dispersion if they help to meet essential community needs, including needs of low- and moderate-income individuals.

**Community Development Corporation (CDC):** A CDC allows banks and holding companies to make equity type of investments in community development projects. Bank CDCs can develop innovative debt instruments or provide near-equity investments tailored to the development needs of the community as well as to the financial and marketing needs of the bank. A CDC may purchase, own, rehabilitate, construct, manage and sell real property. Also, it may make equity or debt investments in development projects and in local businesses. The CDC

## XII. Performance Evaluation — Intermediate Small Institution, Interstate

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### Intermediate Small Institution Performance Evaluation

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activities are expected to directly benefit low- and moderate-income groups, and the investment dollars should not represent an undue risk on the banking organization.

**Community Development Financial Institutions (CDFIs):** CDFIs are private intermediaries (either for profit or nonprofit) with community development as their primary mission. A CDFI facilitates the flow of lending and investment capital into distressed communities and to individuals who have been unable to take advantage of the services offered by traditional financial institutions. Some basic types of CDFIs include community development banks, community development loan funds, community development credit unions, microenterprise funds, and community development venture capital funds. A certified CDFI must meet eligibility requirements, which include: having a primary mission of promoting community development; serving an investment area or target population; providing development services; maintaining accountability to residents of its investment area or targeted population through representation on its governing board of directors, or by other means; and not constituting an agency or instrumentality of the United States, of any state or political subdivision of a state

**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.

**Family:** Includes a householder and one or more other persons living in the same household who are related to the householder by birth, marriage, or adoption. The number of family households always equals the number of families; however, a family household may also include non-relatives living with the family. Families are classified by type as either a married-couple family or other family, which is further classified into ‘male householder’ (a family with a male householder and no wife present) or ‘female householder’ (a family with a female householder and no husband present).

**Full-scope review:** Performance under the Lending, Investment, and Service Tests is analyzed considering performance context, quantitative factors (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).

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### Intermediate Small Institution Performance Evaluation

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**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.

**HUD Adjusted Income Data:** The U.S. Department of Housing and Urban Development (HUD) issues annual estimates which update median family income from the metropolitan and non-metropolitan areas. HUD starts with the most recent U.S. Census data and factors in information from other sources to arrive at an annual estimate that more closely reflects current economic conditions.

**Limited-scope review:** Performance under the Lending, Investment, and Service Tests 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.

**Low Income Housing Tax Credits:** The Low-Income Housing Tax Credit Program is a housing program contained within the Internal Revenue Code of 1986, as amended, which is administered by the U.S. Department of the Treasury and the Internal Revenue Service. The U.S. Treasury Department, through the Internal Revenue Service, distributes low-income housing tax credits to housing credit agencies. The housing agencies allocate tax credits on a competitive basis. Developers who acquire, rehabilitate, or construct low-income rental housing may keep their tax credits or sell them to corporations or investor groups, who, as owners of these properties, will be able to reduce their own federal tax payments. The credit can be claimed annually for ten consecutive years. For a project to be eligible, the developer must set aside a specific percentage of units for occupancy by low-income residents. The set-aside requirement remains in place throughout the compliance period, usually 30 years.

**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.

## **XII. Performance Evaluation — Intermediate Small Institution, Interstate**

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### **Intermediate Small Institution Performance Evaluation**

---

**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.

**Non-Metropolitan Area:** All areas outside of metropolitan areas. The definition of non-metropolitan area is not consistent with the definition of rural areas. Urban and rural classifications cut across the other hierarchies; for example, there is generally both urban and rural territory within both metropolitan and non-metropolitan areas.

**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.

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### Intermediate Small Institution Performance Evaluation

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**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) and the Thrift Financial Reporting (TFR) 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 non-mortgage, commercial loans.

**Small loan(s) to farm(s):** A loan included in 'loans to small farms' as defined in the instructions for preparation of the Consolidated Report of Condition and Income (Call Report). These loans have original amounts of \$500,000 or less and are either secured by farmland, or are classified as loans to finance agricultural production and other loans to farmers.

**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.