



Office of the  
Comptroller of the Currency  
Washington, DC 20219

# INTERMEDIATE SMALL BANK

## PUBLIC DISCLOSURE

August 18, 2025

## COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION

City First Bank, National Association  
Charter Number: 22968

1432 U Street, NW  
Washington, DC 20009

Office of the Comptroller of the Currency

400 7th Street, S.W.  
Washington, DC 20219

NOTE: This document is an evaluation of this institution's record of meeting the credit needs of its entire community, including low- and moderate-income neighborhoods, consistent with safe and sound operation of the institution. This evaluation is not, and should not be construed as, an assessment of the financial condition of this institution. The rating assigned to this institution does not represent an analysis, conclusion, or opinion of the federal financial supervisory agency concerning the safety and soundness of this financial institution.

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## Overall CRA Rating

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

**The lending test is rated: Outstanding.**

**The community development test is rated: Outstanding.**

The major factors that support this rating include:

- The Lending Test rating is based on the bank's performance in meeting credit needs of its assessment areas (AAs). Ratings for full-scope areas were combined to arrive at an overall bank Lending Test rating. The loan-to-deposit (LTD) ratio was more than reasonable, and the bank originated a substantial majority of its loans within its AA.
- The Community Development (CD) Test rating is based on the aggregate assessment of the bank's activities for CD loans, investments and CD services, and responsiveness to CD needs in the bank's AAs. CD loans, investments, and CD services in a broader statewide or regional area that included the bank's AAs were considered. The bank demonstrated excellent responsiveness to the CD lending and investment needs within its AAs, including the specific needs identified by community contacts.

### Loan-to-Deposit Ratio

Considering the bank's size, financial condition, and credit needs of the AAs, the bank's LTD ratio was more than reasonable.

The bank's quarterly net LTD ratio averaged 105.7 percent over the past 12 calendar quarters from March 31, 2022, to December 31, 2024. The bank's ratio ranged from a quarterly low of 71.9 percent as of June 30, 2022, to a quarterly high of 129.1 percent as of September 30, 2024. The ratio is calculated on a bank-wide basis. The quarterly average net LTD ratio for a peer group of five similarly situated institutions with assets ranging from \$702 million to \$1.2 billion was 84.0 percent over the same period. The peer group's ratio ranged from a quarterly low average of 50.0 percent to a quarterly high average of 110.1 percent during that time.

### Lending in Assessment Area

A substantial majority of the bank's loans were inside its AAs.

The bank originated 83.3 percent of its total loans inside the bank's AAs during the evaluation period. This analysis is performed at the bank, rather than the AA, level. This percentage does not include extensions of credit by affiliates that may be considered under the other performance criteria. The OCC used the loans originated inside the bank's AAs for the geographic distribution of lending and the borrower income distribution analyses.

Table 1: Lending Inside and Outside of the Assessment Area										2022-2024
Loan Category	Number of Loans				Total #	Dollar Amount of Loans \$(000s)				Total \$(000s)
	Inside		Outside			Inside		Outside		
	#	%	#	%		\$	%	\$	%	
Home Mortgage	219	83.3	44	16.7	263	359,603	81.0	84,612	19.0	444,215
Total	219	83.3	44	16.7	263	359,603	81.0	84,612	19.0	444,215
Source: 1/1/2022 - 12/31/2024 Bank Data.										
Due to rounding, totals may not equal 100.0%										

This analysis had a positive impact on the overall geographic distribution of lending by income level of the geography.

## Description of Institution

City First Bank, National Association (N.A.) (City First, bank or institution), is a nationally chartered commercial bank headquartered in Washington, District of Columbia (DC) focused on community building. Broadway Financial Corporation (BFC), headquartered in Los Angeles, California, operates as the holding company for City First and is publicly traded. BFC is a Public Benefit Corporation (PBC) which is a for-profit corporation that pursues one or more public benefits alongside its financial goals. The bank has one wholly owned subsidiary, City First New Markets Fund II, LLC, created to administer New Market Tax Credit Transactions (NMTC). The bank did not fund any NMTC transactions during the evaluation period because it did not receive a NMTC allocation award from the Community Development Financial Institutions Fund (CDFI). The OCC did not consider any affiliate transactions in this evaluation.

City First is a CDFI whose primary business is community development lending and providing financing opportunities for affordable housing developers and investors. The CDFI certification is a designation given by the CDFI Fund to specialized organizations that provide financial services to low-income communities and people who lack access to financing. The CDFI Fund's mission is to expand economic opportunity for underserved people and communities. The bank offers cash management services and checking and savings accounts to its business customers. In addition, the bank is a Minority Depository Institution (MDI). An MDI is a financial institution whose majority ownership or Board of Directors is a minority group, or where most of the community served by the institution is a minority community. CDFIs and MDIs are mission-driven financial institutions that serve minority, low- or moderate-income (LMI), and rural communities by providing access to safe and affordable financial services.

The bank has two delineated AAs, one in Washington, DC and one in Los Angeles County, CA. Based on discussions with bank management, the bank focuses specifically on the LMI neighbors of the DC, Baltimore, and their surrounding suburban communities; and the counties of Los Angeles, Ventura, Riverside, Orange, San Diego, San Bernardino and Santa Barbara, CA. During the evaluation period, the bank operated three branches, one in DC, and two in CA with one being in a moderate-income geography. All branch locations offer full-service deposit taking Automated Teller Machines (ATMs). Branch hours of operation are comparable to other local financial institutions.

As of December 31, 2024, City First reported total assets of \$1.3 billion, deposits of \$818.6 million, and tier 1 capital of \$189 million. In addition, City First's loans and leases totaled \$979 million, representing 75.2 percent of total assets. The composition of the loan portfolio consists of approximately 92.7 percent

real-estate loans and 7.2 percent commercial loans, with individual loans representing less than one percent. The real-estate loans consist primarily of affordable multifamily HMDA-reportable loans which also qualify for community development credit.

There were no known legal, financial, or other factors impeding the bank's ability to help meet the credit needs in its AA during the evaluation period. The bank received an "Outstanding" rating in its previous CRA evaluation dated June 13, 2022.

## **Scope of the Evaluation**

### **Evaluation Period/Products Evaluated**

City First was evaluated under the Intermediate Small Bank (ISB) examination procedures, which includes a Lending Test and a CD Test. The Lending Test evaluates the bank's record of meeting the credit needs of the bank's AA through its lending activities. The CD Test evaluates the bank's responsiveness to CD needs in its AA through qualified CD lending, investments, and services.

The bank's primary product for the evaluation period was multifamily HMDA-reportable loans. The loan distribution analysis compared HMDA loans to demographic and aggregate data. Aggregate data illustrates the bank's performance relative to other lenders in the AA, and it provides context as to the reasonableness of the bank's performance. The evaluation period for the Lending Test and the CD Test was from January 1, 2022 through December 31, 2024.

During the evaluation period, Metropolitan Statistical Area (MSA) and Metropolitan Divisions (MD) boundary changes introduced in July 2023, effective January 1, 2024, resulted in the need for additional analysis for one of the bank's AA under the Lending Test. The Washington-Arlington-Alexandria, DC-VA-MD-WV MSA experienced name, geography, and associated code changes. The DC MSA 47894 was changed to Washington, DC MD 47764 and impacted the demographic characteristics. The geographic distribution criteria for the affected AA received separate analysis based on 2022-2023 data and 2024 data. The bank's Los Angeles County, CA AA did not experience any demographic or geographic changes to warrant a separate analysis.

The evaluation period included two census periods. For mortgage lending activity in the Washington, DC AA in 2022-2023, the OCC compared the bank's performance to the HMDA aggregate lender data as well as the FFIEC 2020 census data. For mortgage lending activity in the Washington DC AA during 2024, the OCC compared the bank's performance to the HMDA aggregate lender data and the FFIEC 2024 estimate census data. For mortgage lending activity in the Los Angeles County, CA AA, mortgage lending activity for 2022-2024, the OCC compared the bank's performance to the HMDA aggregate lender data and the combined FFIEC 2020 census data and 2024 estimate census data.

### **Selection of Areas for Full-Scope Review**

In each state where the bank has an office, one or more AAs within that state was selected for a full-scope review. For purposes of this evaluation, bank delineated AAs located within the same MSA, multistate metropolitan statistical area (MMSA), or combined statistical area (CSA), if applicable are combined and evaluated as a single AA. Similarly, bank delineated non-MSA AAs within the same state are combined and evaluated as a single area. These combined AAs may be evaluated as full- or limited-scope. The bank has two AAs for which both received full-scope reviews.

Refer to the “Scope” section under each State Rating for details regarding how full-scope AAs were selected. Refer to appendix A, Scope of Examination, for a list of full- and limited-scope AAs.

## **Ratings**

The bank’s overall rating is a blend of the state ratings, and where applicable, multistate ratings. The most weight was placed on the state of California rating due to the higher volume of lending in the area.

The MMSA rating and state ratings in rating areas with a single AA are based on performance in that AA. The MMSA and state ratings in rating areas with multiple AAs are based on the weighted-average conclusions in those AA. Refer to the “Scope” section under each state and MMSA Rating section for details regarding how the areas were weighted in arriving at the respective ratings.

## **Discriminatory or Other Illegal Credit Practices Review**

Pursuant to 12 CFR 25.28(c) (March 29, 2024) in determining a national banks or federal savings association’s (collectively, bank) CRA rating, the OCC considers evidence of discriminatory or other illegal credit practices in any geography by the bank, or in any AA by an affiliate whose loans have been considered as part of the bank’s lending performance. As part of this evaluation process, the OCC consults with other federal agencies with responsibility for compliance with the relevant laws and regulations, including the U.S. Department of Justice, the U.S. Department of Housing and Urban Development, and the Consumer Financial Protection Bureau, as applicable.

The OCC has not identified that this institution has engaged in discriminatory or other illegal credit practices that require consideration in this evaluation.

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

# Multistate Metropolitan Statistical Area Rating

## Washington, DC MD

**CRA rating for the Washington, DC MD<sup>1</sup>:** Outstanding

**The Lending Test is rated:** Outstanding

**The Community Development Test is rated:** Outstanding

The major factors that support this rating include:

- Excellent geographic distribution of loans in the AA.
- Excellent responsiveness to the CD needs through CD activities in the AA.

## Description of Institution's Operations in Washington, DC MD

City First operates one branch located at its headquarters in the Washington, DC MD. It is a full-service branch with a deposit accepting ATM, located in an upper-income census tract in the DC. There have been no geographic changes to the bank's AA since the previous evaluation. The OMB change detailed in the scope of the evaluation section impacted the demographics of the bank's AA. In 2022-2023, the bank delineated Washington, DC from the Washington-Arlington-Alexandria, DC-VA-MD-WV MSA 47894. In 2024, the bank maintained the same delineation now named Washington, DC MD 47764. The AA meets the requirements of the regulation and does not arbitrarily exclude LMI geographies. The bank's primary focus in the Washington, DC MD is providing financial services to LMI communities. There was a substantial reduction in small business lending since the previous evaluation, replaced by multifamily lending. Based on discussions with management, interest rate challenges impacted the bank's small business lending opportunities.

The AA is a competitive market for financial services. According to the June 30, 2024, Federal Deposit Insurance Corporation (FDIC) Deposit Market Share Report, there were 34 financial institutions within this AA, operating 183 full-service branches with aggregate market deposits of \$63.9 billion. City First ranked 14th with a 0.81 percent deposit market share. The largest competitors within the AA were Bank of America, N.A. with a 31.8 percent market share, Wells Fargo Bank, N.A. with a 15.6 percent market share, and PNC Bank, N.A. with a 11.2 percent market share. The top five institutions in the AA represent 76.2 percent of deposit market share.

### Economic Data

Per the May 2025 Moody's Analytics report, DC's economy will suffer under the weight of federal workforce reductions. The outlook of federal employment is dismal with over 100,000 workers exiting the workforce. Federal budget cuts will weigh on contract spending, another substantial employer in the Washington, DC MD. Tourism will be a source of stability but not of growth. Strengths in the area are high per capita income, residential real estate resilience, and tourism and business travel. Weaknesses in the area are overreliance on federal government, high cost of living and doing business, and weak public education system. The upside forecast is that the private sector absorbs more laid-off federal government workers than expected. The downside forecast is that the spillover of layoffs into consumer industries

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<sup>1</sup> MMSA ratings reflect performance within the multistate metropolitan statistical area. Statewide evaluations do not reflect performance in the parts of those states contained within the MMSA.

and housing drives a severe downturn and reduced federal outlays result in job cuts for private sector contractors. The reduction in jobs and income will harm consumer industries.

Based on data from the Bureau of Labor Statistics, unemployment rates are increasing nationwide. As of December 2024, the Washington, DC annual unemployment rate was 5.2 percent, representing an increase from 4.8 percent in December 2023, and 4.7 percent in December 2022. The lowest unemployment rate in Washington, DC over the evaluation period was 4.0 percent in April of 2023, while the highest was 6.2 percent in January of 2022. The annual unemployment rate for the larger Washington, DC-VA-MD-WV MSA in December 2024, was 3.1 percent, representing an increase from 2.8 percent at the prior year-end. The national unemployment rate increased to 4.1 percent as of December 2024, from 3.8 percent as of December 2023, and 3.5 percent as of December 2022.

### Community Contacts

As part of our evaluation, the OCC reviewed two community contacts for institutions located in or near the Washington, DC MD AA. The first community contact is a non-profit real estate developer in Washington, DC, Northern Virginia, and Maryland. This organization addresses affordable housing needs in the DC metropolitan area by developing and preserving safe, affordable housing to more than 5,000 people through multifamily housing communities. The contact stated that there is a need in the DC area for affordable housing, especially for LMI individuals and families. This need is demonstrated by high levels of vacant units in the low-income parts of Washington, DC.

The second community contact is a non-profit housing developer and counseling agency based in Prince Georges County, MD which is immediately outside of the AA. This organization creates housing security, economic security, and provides necessary services for LMI households and individuals. Historically, this non-profit sought houses on which to perform gut renovations and implement high-energy saving components to said houses, however, it is becoming increasingly difficult to find houses to improve. The contact noted a renewed need for foreclosure/eviction prevention services as well as emergency rent assistance in the AA.

In the performance context, the disparity between the median income of families within the AA and cost of housing was evaluated. Based on the information in the table below, in 2024 low-income families earned \$64,150 and moderate-income families earned \$102,640. The maximum low- and moderate-income annual income calculations are respectively based on 50 percent and 80 percent of the median family income in the AA. One method to determine housing affordability assumes a maximum affordable monthly principal and interest payment of no more than 30 percent of the applicant's income. The calculated maximum affordable monthly mortgage payment was \$1,604 for a low-income borrower and \$2,566 for a moderate-income borrower. Assuming a 30-year mortgage with a six percent interest rate, and not considering down payment, homeowner's insurance, real estate taxes, or additional monthly expenses, the monthly mortgage payment for a home at the AA median housing value would be \$3,454. Based on these calculations, LMI borrowers would be challenged to qualify for and afford home mortgage financing in the AA.

The poverty level across the AA was also considered in the evaluation of lending performance. Families living below the poverty level are identified as having difficulty meeting basic financial needs and, as such, are less likely to have the discretionary income to qualify for consumer credit than those with income above the poverty level. For this AA, 11.3 percent of families were living below the poverty level.



Table 2: Assessment Area – Washington, DC MD						
2024						
Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #	NA* % of #
Geographies (Census Tracts)	206	19.90	11.65	14.56	50.00	3.88
Population by Geography	689,545	18.57	13.37	14.65	49.84	3.57
Housing Units by Geography	319,192	18.59	12.71	14.85	51.99	1.86
Owner-Occupied Housing by Geography	122,648	10.76	11.06	16.01	61.03	1.13
Occupied Rental Units by Geography	165,659	23.96	13.91	14.21	45.82	2.09
Vacant Units by Geography	30,885	20.83	12.85	13.72	49.10	3.50
Businesses by Geography	34,067	10.28	7.30	23.57	53.69	5.15
Farms by Geography	223	10.76	11.66	17.04	60.09	0.45
Family Distribution by Income Level	123,496	26.43	12.05	13.58	47.94	0.00
Household Distribution by Income Level	288,307	27.87	13.23	15.05	43.85	0.00
Unemployment rate (%)	7.07	16.92	10.15	6.08	3.82	7.84
Households Below Poverty Level (%)	13.74	28.09	19.51	12.43	7.44	20.99
Median Family Income (47764 – Washington, DC MD)		\$106,818	Median Housing Value			\$576,050
Median Family Income (47764 – Washington, DC MD) for 2024		\$128,300	Median Gross Rent			\$1,663
			Families Below Poverty Level			11.34
FFIEC File - 2024 Census						
2024 Dun & Bradstreet SBSF Demographics						
Due to rounding, totals may not equal 100.0%						
(*) The NA category consists of geographies that have not been assigned an income classification						

## CONCLUSIONS WITH RESPECT TO PERFORMANCE TESTS IN WASHINGTON, DC MD

### LENDING TEST

The bank's performance under the Lending Test in the Washington, DC MD is rated Outstanding.

Based on a full-scope review, the bank's performance in the Washington, DC MD was excellent.

### Distribution of Loans by Income Level of the Geography

The bank exhibited excellent geographic distribution of loans in the MD.

#### *Home Mortgage Loans*

Refer to Table 7 in the Washington, DC MD section of appendix D for the facts and data used to evaluate the geographic distribution of the bank's home mortgage loan originations and purchases.

#### 2022-2023

The percentage of home mortgage loans in low-income geographies exceeded both the percentage of owner-occupied housing units and the aggregate distribution of loans. The percentage of home mortgage loans in moderate-income geographies met the percentage of owner-occupied housing units and was below the aggregate distribution of loans.

#### 2024

The percentage of home mortgage loans in moderate-income geographies significantly exceeded both the percentage of owner-occupied housing units and the aggregate distribution of loans.

### ***Lending Gap Analysis***

The OCC reviewed summary reports and maps and analyzed lending activity to identify any gaps in the geographic distribution of loans in the AA. The OCC did not identify any unexplained conspicuous lending gaps in the AA.

### **Distribution of Loans by Income Level of the Borrower**

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

Refer to Table 7 in the Washington, DC MD section of appendix D for the facts and data used to evaluate the geographic distribution of the bank's home mortgage loan originations and purchases.

The OCC did not perform an analysis of the distribution of loans by income level of the borrower. The bank's primary lending product is HMDA reportable loans for multifamily housing and the bank is not required to report income information on multifamily housing loans for HMDA data collection purposes. There was not sufficient data available to perform a meaningful analysis of the distribution of loans by income level of the borrower.

### **Responses to Complaints**

There were no complaints related to City First's CRA performance in the Washington, DC MD during the evaluation period.

## **COMMUNITY DEVELOPMENT TEST**

The bank's performance under the Community Development Test in the Washington, DC MD is rated Outstanding.

Based on a full-scope review, the bank exhibited excellent responsiveness to community development needs in the AA through community development loans, qualified investments, and community development services, as appropriate, considering the bank's capacity and the need and availability of such opportunities for community development in the bank's AA.

### **Number and Amount of Community Development Loans**

Refer to the Community Development Loan table below for the facts and data used to evaluate the bank's level of CD lending. The table includes all CD loans, including multifamily loans that also qualify as CD loans.

<b>Table 3: Community Development Loans</b>				
<b>Assessment Area</b>	<b>Total</b>			
	<b>#</b>	<b>% of Total #</b>	<b>\$(000's)</b>	<b>% of Total \$</b>
Washington, DC MD	32	78.0	188,914	87.2
Broader Statewide/Regional	9	22.0	27,809	12.8
<b>Total</b>	<b>41</b>	<b>100.0</b>	<b>216,723</b>	<b>100.0</b>

The bank provided funding for 32 CD loans totaling \$189 million benefiting the AA. In addition, the OCC considered nine CD loans that benefited the broader statewide or regional area. The following are examples of CD loans the bank originated in the MMSA:

- The bank provided a \$953,000 loan to an organization that responds to individuals facing homelessness, hunger and poverty. The organization provides essential aid and support to residents in DC and offers educational programs on healthy eating, food budgeting, and food safety.
- The bank provided a \$802,000 loan to a CDFI for construction of affordable housing in DC.

### Number and Amount of Qualified Investments

The OCC's analysis of qualified investments included the bank's investment portfolio as well as donations made during the evaluation period that had CD as the primary purpose. The OCC compared the dollar amount of qualified investments made in the current evaluation period and prior evaluation period to the tier 1 capital to gain a perspective regarding the volume of investment activity.

The Qualified Investment Table, shown below, sets forth the information and data used to evaluate the bank's level of qualified investments. The bank donated \$34,000 to 14 various organizations whose services support community development, affordable housing, and community services for LMI individuals or geographies in the bank's AA. The table includes two prior period investments for \$493,000 to two CDFIs.

Table 4: Qualified Investments										
Assessment Area	Prior Period		Current Period		Total				Unfunded Commitments	
	#	\$	#	\$	#	% of Total #	\$	% of Total \$	#	\$
Washington, DC MD	1	248,000	14	34,000	15	75.0	282,000	52.7	--	--
Broader Statewide or Regional Area	1	245,000	4	8,500	5	25.0	253,500	47.3	--	--
<b>Total</b>	<b>2</b>	<b>493,000</b>	<b>18</b>	<b>42,500</b>	<b>20</b>	<b>100</b>	<b>535,500</b>	<b>100</b>	<b>--</b>	<b>--</b>

The following are examples of qualified investments in the MMSA:

- The bank donated \$5,000 to an organization whose mission is to end homelessness by providing housing for people with mental illness.
- The bank donated \$1,500 to an organization that provides affordable housing in the bank's AA.

### Extent to Which the Bank Provides Community Development Services

During the evaluation period, one employee provided 48 service hours through three organizations in the broader statewide/regional area that have a purpose, mandate, or function to serve the bank's AA. The three organizations focus on affordable housing and economic development.

## State Rating

### State of California

**CRA rating for the State of California<sup>2</sup>:** Outstanding

**The Lending Test is rated:** Outstanding

**The Community Development Test is rated:** Outstanding

The major factors that support this rating include:

- Excellent geographic distribution of loans in the AA.
- Excellent responsiveness to CD needs through CD activities.

### Description of Institution's Operations in California

City First operates two full-service branches with ATMs within Los Angeles County in the state of California. One branch is in a moderate-income tract and the other in an upper income tract, with one ATM onsite at each. There have been no changes to the geographic area of the bank's AA since the prior evaluation, however, the MSA/MD code changed from 31080 to 31084 in 2023. Los Angeles County comprises the entirety of Los Angeles-Long Beach-Glendale MD and is part of the larger Los Angeles-Long Beach Anaheim MSA. The AA meets the requirements of the regulation and does not arbitrarily exclude LMI geographies. The bank's primary business strategy is providing financial services in LMI communities, with a particular focus in Los Angeles County on lending for multifamily housing.

The AA is a highly competitive market for financial services. According to the June 30, 2024, FDIC Deposit Market Share Report, there were 92 institutions in this AA, operating 1,429 full-service branches with aggregate deposits of \$503 billion. City First ranked 66<sup>th</sup> with a 0.05 percent deposit market share. The largest competitors within the AA are JPMorgan Chase Bank, N.A. with an 18.9 percent deposit market share, Bank of America, N.A. with a 16.5 percent deposit market share, and Wells Fargo Bank, N.A. with a 12.5 percent deposit market share. The top five competitors in the AA represent 65.8 percent of deposit market share.

#### Economic Data

Per the May 2025 Moody's Analytics Report, payroll employment is stagnant in the Los Angeles-Long Beach-Glendale, CA MD as steady gains in healthcare were offset by weaknesses in construction and finance. Uncertainties in trade policy are limiting cargo movement out of the AA's ports as well as logistics employment opportunities. The recent fires caused damage that will take years for a full recovery. The entertainment industry is still recovering from the strikes in 2023 and lower cost shooting locations available elsewhere continue to hurt filming revenue. The largest strengths in the MD are a strong healthcare base and growing technology presence providing well-paying jobs, global links through entertainment, tourism, and fashion, and the depth of the port's harbor accommodating ships that other ports cannot. The largest weakness in the MD are negative net migration and frequent natural disasters, including drought, wildfires, and earthquakes.

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<sup>2</sup> This rating reflects performance within the state. The statewide evaluations do not reflect performance in the parts of those states contained within the MMSA.

Based on data from the Bureau of Labor Statistics, Los Angeles County, CA had an annual 5.8 percent unemployment rate as of December 2024, higher than the 5.1 percent unemployment in December 2023, and the 5.0 percent unemployment rate in December 2022. The lowest unemployment rate in the county during the evaluation period was 4.4 percent in September 2022 and April 2023, while the highest was 6.7 in July and August 2024. The national unemployment rate increased to 4.1 percent as of December 2024, from 3.8 percent as of December 2023, and 3.5 percent as of December 2022.

### Community Contacts

As part of our evaluation, examiners reviewed three community contacts for institutions located in the Los Angeles-Long Beach-Glendale MD AA. One of the contacts is a non-profit program for youth outreach with a focus on low- or moderate-income communities in south Los Angeles. This organization provided financial literacy and career readiness education to almost 52,000 children in 2023. The contact stated that there is a need for more skilled volunteers to assist the children and teach financial literacy at schools that do not necessarily qualify for LMI.

The second contact is a housing services organization serving the entirety of Los Angeles County whose highest priority areas are low- or moderate-income neighborhoods. This non-profit offers programs and services that build financial capability, create home ownership opportunities, provide home repair assistance, and ensure affordable properties are made available to new home buyers. The organization also has a revolving loan fund with a state chartered affordable housing lender to help provide grants to first-time homebuyers for down payments and closing cost expenses. The contact stated there is a need for banks who are responsive to the credit needs of LMI families, in reference to lending to those with lower FICO scores.

The third community contact is a non-profit counseling agency, providing fundamental financial guidance and literacy to Los Angeles residents. The counselors specialize in foreclosure prevention, first time home buying, and credit counseling. This organization prevents homelessness by working with residents and their lenders, as well as collections agencies. The contact stated there is a need for local institutions to provide credit building loans so that LMI individuals can qualify for lower mortgage rates.

In the performance context, the disparity between the median income of families within the AA and cost of housing was evaluated. Based on the information in the table below, in 2024 low-income families earned \$49,100 and moderate-income families earned \$78,560. The maximum low- and moderate-income annual income calculations are respectively based on 50 percent and 80 percent of the 2024 median family income in the AA. One method to determine housing affordability assumes a maximum affordable monthly principal and interest payment of no more than 30 percent of the applicant's income. The calculated maximum affordable monthly mortgage payment was \$1,228 for a low-income borrower and \$1,964 for a moderate-income borrower. Assuming a 30-year mortgage with a six percent interest rate, and not considering down payment, homeowner's insurance, real estate taxes, or additional monthly expenses, the monthly mortgage payment for a home at the AA median housing value would be \$3,356. Based on these calculations, LMI borrowers would be challenged to qualify for and afford home mortgage financing in the AA.

The poverty level across the AA was also considered in the evaluation of lending performance. For this AA, 10.5 percent of families were living below the poverty level. Families living below the poverty level are identified as having difficulty meeting basic financial needs and, as such, are less likely to have the discretionary income to qualify for consumer credit than those with income above the poverty level.

## Los Angeles-Long Beach-Glendale, CA MD

Table 5: Assessment Area – Los Angeles-Long Beach-Glendale CA MD						
2022-2024						
Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #	NA* % of #
Geographies (Census Tracts)	2,498	6.37	27.78	28.46	34.31	3.08
Population by Geography	10,014,009	5.74	28.24	29.90	34.69	1.43
Housing Units by Geography	3,559,790	5.41	25.44	28.07	39.49	1.59
Owner-Occupied Housing by Geography	1,534,472	1.49	16.14	30.64	51.31	0.42
Occupied Rental Units by Geography	1,798,032	8.81	33.81	26.52	28.45	2.41
Vacant Units by Geography	227,286	5.10	21.92	23.04	46.97	2.98
Businesses by Geography	547,550	3.80	18.53	24.55	50.28	2.83
Farms by Geography	6,660	2.72	17.96	26.32	51.34	1.67
Family Distribution by Income Level	2,211,342	23.88	16.46	17.47	42.18	0.0
Household Distribution by Income Level	3,332,504	25.95	15.02	16.32	42.72	0.0
Unemployment rate (%)	6.45	8.47	7.41	6.24	5.43	10.86
Households Below Poverty Level (%)	14.01	32.32	20.76	12.23	7.73	28.92
Median Family Income (31084 – Los Angeles-Long Beach-Glendale, CA MD)		\$80,317	Median Housing Value			\$559,700
Median Family Income (31084 – Los Angeles-Long Beach-Glendale, CA MD) for 2024		\$98,200	Median Gross Rent			\$1,524
			Families Below Poverty Level			10.51
FFIEC File - 2020 Census						
FFIEC File – 2024 Census						
2024 Dun & Bradstreet SBSF Demographics						
Due to rounding, totals may not equal 100.0%						
(*) The NA category consists of geographies that have not been assigned an income classification						

## CONCLUSIONS WITH RESPECT TO PERFORMANCE TESTS IN CALIFORNIA

### LENDING TEST

The bank's performance under the Lending Test in California is rated Outstanding.

### Conclusions for Los Angeles-Long Beach-Glendale, CA MD Receiving a Full-Scope Review

Based on a full-scope review, the bank's lending performance in the state of California was excellent.

### Distribution of Loans by Income Level of the Geography

The bank exhibited excellent geographic distribution of loans in the state.

### Home Mortgage Loans

Refer to Table 7 in the state of California section of appendix D for the facts and data used to evaluate the geographic distribution of the bank's home mortgage loan originations and purchases.

The percentage of home mortgage loans in low-income geographies significantly exceeded both the percentage of owner-occupied housing units and the aggregate distribution of loans. The percentage of

home mortgage loans in moderate-income geographies exceeded both the percentage of owner-occupied housing units and the aggregate distribution of loans.

### ***Lending Gap Analysis***

The OCC reviewed summary reports and maps and analyzed lending activity to identify any gaps in the geographic distribution of loans in the AA. The OCC did not identify any unexplained conspicuous lending gaps in the AA.

### **Distribution of Loans by Income Level of the Borrower**

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

The OCC did not perform an analysis of the distribution of loans by income level of the borrower. The bank's primary lending product is HMDA reportable loans for multifamily housing and the bank is not required to report income information on multifamily housing loans for HMDA data collection purposes. There was not sufficient data available to perform a meaningful analysis of the distribution of loans by income level of the borrower.

### **Responses to Complaints**

There were no complaints related to City First's CRA performance in the state of California during the evaluation period.

## **COMMUNITY DEVELOPMENT TEST**

The bank's performance under the Community Development Test in the state of California is rated Outstanding.

### **Conclusions for Los Angeles-Long Beach-Glendale, CA MD Receiving a Full-Scope Review**

Based on a full-scope review, the bank exhibited excellent responsiveness to community development needs in the state through community development loans, qualified investments, and community development services, as appropriate, considering the bank's capacity and the need and availability of such opportunities for community development in the bank's AA.

### **Number and Amount of Community Development Loans**

The Community Development Loans Table, shown below, sets forth the information and data used to evaluate the bank's level of CD lending. The table includes all CD loans, including multifamily loans that also qualify as CD loans.

Table 6: Community Development Loans				
Assessment Area	Total			
	#	% of Total #	\$(000's)	% of Total \$
Los Angeles-Long Beach-Glendale, CA MD	136	78.6	135,783	66.5
Broader Statewide/Regional	37	21.4	68,397	33.5
<b>Total</b>	<b>173</b>	<b>100.0</b>	<b>204,180</b>	<b>100.0</b>

*Due to rounding, total may not equal 100.0%*

The following are examples of CD loans the bank originated or purchased in this AA:

- The bank provided a \$1.1 million loan for a multifamily affordable housing apartment building in Long Beach.
- The bank provided a \$684,000 loan to purchase a multifamily affordable housing apartment building in Los Angeles.

### Number and Amount of Qualified Investments

Table 7: Qualified Investments										
Assessment Area	Prior Period		Current Period		Total				Unfunded Commitments	
	#	\$(000's)	#	\$(000's)	#	% of Total #	\$(000's)	% of Total \$	#	\$(000's)
Los Angeles-Long Beach-Glendale CA MD	2	496,000	29	41,275	31	94.0	537,275	99.8	--	--
Broader Statewide or Regional Area	--	--	2	1,300	2	6.0	1,300	0.2	--	--
Total	2	496,000	31	42,575	33	100	538,575	100	--	--

The bank made 29 qualified investments for \$41,275 through 17 organizations. The table above includes prior period investments to two CDFIs located in the broader statewide or regional area that have a purpose, mandate, or function to serve the bank's AA.

### Extent to Which the Bank Provides Community Development Services

The bank demonstrated excellent responsiveness to CD services in the AA. The bank provided 1,763 service hours to over 50 organizations that meet the definition of CD. Services consisted of providing LMI individuals financial literacy, tax preparation, and assisting with programs and services offered by the qualified organization.

The following are examples of CD services the bank provided in this AA:

- One employee provided 34.5 service hours through an organization that promotes economic inclusion. Services included teaching financial literacy to LMI individuals and serving on the organization's Working Committee.
- Two employees provided 161 service hours through an organization that strives to integrate financial capability, housing, and supportive services for LMI individuals and families. Services provided included free income tax preparation.



## Appendix A: Scope of Examination

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

<b>Time Period Reviewed:</b>	01/01/2022 to 12/31/2024	
<b>Bank Products Reviewed:</b>	Home mortgage Community development loans, qualified investments, and community development services	
<b>Affiliate(s)</b>	<b>Affiliate Relationship</b>	<b>Products Reviewed</b>
City First New Markets Fun II, LLC		None
<b>List of Assessment Areas and Type of Examination</b>		
<b>Rating and Assessment Areas</b>	<b>Type of Exam</b>	<b>Other Information</b>
<b>MMSA</b>		
Washington, DC MD	Full-scope	Washington, DC
<b>State</b>		
<b>California</b>		
Los Angeles-Long Beach-Glendale CA MD	Full-scope	Los Angeles County

## Appendix B: Summary of MMSA and State Ratings

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RATINGS			
Overall Bank:	Lending Test Rating*	CD Test Rating	Overall Bank/State/Multistate Rating
City First Bank, N.A.	Outstanding	Outstanding	Outstanding
MMSA or State:			
Washington, DC MD	Outstanding	Outstanding	Outstanding
California	Outstanding	Outstanding	Outstanding

(\*) The Lending Test and Community Development Test carry equal weight in the overall rating.

## Appendix C: Definitions and Common Abbreviations

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

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

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

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

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

**Community Development (CD):** Affordable housing (including multifamily rental housing) for low- or moderate-income individuals; community services targeted to low- or moderate-income individuals; activities that promote economic development by financing businesses or farms that meet Small Business Administration Development Company or Small Business Investment Company programs size eligibility standards or have gross annual revenues of \$1 million or less; or activities that revitalize or stabilize low- or moderate-income geographies, distressed or underserved nonmetropolitan middle-income geographies, or designated disaster areas.

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

**Consumer Loan(s):** A loan(s) to one or more individuals for household, family, or other personal expenditures. A consumer loan does not include a home mortgage, small business, or small farm loan. This definition includes the following categories: motor vehicle loans, credit card loans, other secured consumer loans, and other unsecured consumer loans.

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

**Full-Scope Review:** Performance under the Lending, Investment, and Service Tests is analyzed considering performance context, quantitative factors (e.g., geographic distribution, borrower distribution, and total number and dollar amount of investments), and qualitative factors (e.g., innovativeness, complexity, and responsiveness).

**Geography:** A census tract delineated by the United States Bureau of the Census in the most recent decennial census.

**Home Mortgage Disclosure Act (HMDA):** The statute that requires certain mortgage lenders that conduct business or have banking offices in a metropolitan statistical area to file annual summary reports of their mortgage lending activity. The reports include such data as the race, gender, and the income of applicants, the amount of loan requested, the disposition of the application (e.g., approved, denied, and withdrawn), the lien status of the collateral, any requests for preapproval, and loans for manufactured housing.

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

**Household:** Includes all persons occupying a housing unit. Persons not living in households are classified as living in group quarters. In 100 percent tabulations, the count of households always equals the count of occupied housing units.

**Limited-Scope Review:** Performance under the Lending, Investment, and Service Tests is analyzed using only quantitative factors (e.g., geographic distribution, borrower distribution, total number and dollar amount of CD loans and qualified investments, branch distribution, and CD services).

**Low-Income:** Individual income that is at 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 state/assessment area.

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

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

**Metropolitan Statistical Area:** An area, defined by the Office of Management and Budget, as a core based statistical area associated with at least one urbanized area that has a population of at least 50,000. The Metropolitan Statistical Area comprises the central county or counties containing the core, plus adjacent outlying counties having a high degree of social and economic integration with the central county or counties as measured through commuting.

**Middle-Income:** Individual income that is at least 80 percent and less than 120 percent of the area median income, or a median family income that is at least 80 percent and less than 120 percent, in the case of a geography

**Moderate-Income:** Individual income that is at least 50 percent and less than 80 percent of the area median income, or a median family income that is at least 50 percent and less than 80 percent, in the case of a geography.

**Multifamily:** Refers to a residential structure that contains five or more units.

**Multistate Metropolitan Statistical Area (MMSA):** Any multistate metropolitan statistical area or multistate combined statistical area, as defined by the Office of Management and Budget.

**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.

**Prior Period Investments:** Investments made in a previous evaluation period that are outstanding as of the end of the evaluation period.

**Qualified Investment:** A qualified investment is defined as any lawful investment, deposit, membership share, or grant that has as its primary purpose community development.

**Rating Area:** A rated area is a state or multistate metropolitan statistical area. For an institution with domestic branches in only one state, the institution's CRA rating would be the state rating. If an institution maintains domestic branches in more than one state, the institution will receive a rating for each state in which those branches are located. If an institution maintains domestic branches in two or more states within a multistate metropolitan statistical area, the institution will receive a rating for the multistate metropolitan statistical area.

**Small Loan(s) to Business(es):** A loan included in 'loans to small businesses' as defined in the Consolidated Report of Condition and Income (Call Report) instructions. These loans have original amounts of \$1 million or less and typically are either secured by nonfarm or nonresidential real estate or are classified as commercial and industrial loans.

**Small Loan(s) to Farm(s):** A loan included in 'loans to small farms' as defined in the instructions for preparation of the Consolidated Report of Condition and Income (Call Report). These loans have

original amounts of \$500,000 or less and are either secured by farmland or are classified as loans to finance agricultural production and other loans to farmers.

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

**Unfunded Commitments:** Legally binding investment commitments that are tracked and recorded by the institution's financial reporting system.

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

## Appendix D: Tables of Performance Data

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### Content of Standardized Tables

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

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

**Table 7. Assessment Area Distribution of Home Mortgage Loans by Income Category of the Geography** - Compares the percentage distribution of the number of loans originated and purchased by the bank in low-, moderate-, middle-, and upper-income geographies to the percentage distribution of owner-occupied housing units throughout those geographies. The table also presents aggregate peer data for the years the data is available.

**Table 8. Assessment Area Distribution of Home Mortgage Loans by Income Category of the Borrower** - Compares the percentage distribution of the number of loans originated and purchased by the bank to low-, moderate-, middle-, and upper-income borrowers to the percentage distribution of families by income level in each MMSA/AA. The table also presents aggregate peer data for the years the data is available.

The total loan amount presented in the tables for each assessment area may differ from the total loan amount reported in the aggregate table due to how the underlying loan data is rounded in each table.

Table 7: Assessment Area Distribution of Home Mortgage Loans by Income Category of the Geography																			2022 - 2023
Assessment Area:	Total Home Mortgage Loans				Low-Income Tracts			Moderate-Income Tracts			Middle-Income Tracts			Upper-Income Tracts			Not Available-Income Tracts		
	#	\$	% of Total Number	Overall Market	% of Owner-Occupied Housing Units	% Bank Loans	% Aggregate	% of Owner-Occupied Housing Units	% Bank Loans	% Aggregate	% of Owner-Occupied Housing Units	% Bank Loans	% Aggregate	% of Owner-Occupied Housing Units	% Bank Loans	% Aggregate	% of Owner-Occupied Housing Units	% Bank Loans	% Aggregate
Washington DC MD	14	45,277	100.0	29,092	13.6	42.8	15.3	14.0	14.2	15.7	15.3	7.1	15.8	55.8	35.7	51.9	1.1	--	1.0
<b>Total</b>	<b>14</b>	<b>45,277</b>	<b>100.0</b>	<b>29,092</b>	<b>13.6</b>	<b>42.8</b>	<b>15.3</b>	<b>14.0</b>	<b>14.2</b>	<b>15.7</b>	<b>15.3</b>	<b>7.1</b>	<b>15.8</b>	<b>55.8</b>	<b>35.7</b>	<b>51.9</b>	<b>1.1</b>	<b>--</b>	<b>1.0</b>

Source: FFIEC File – 2020 Census; 1/1/2022 - 12/31/2023 Bank Data, 2022, 2023, -- HMDA Aggregate Data, "--" data not available.  
Due to rounding, totals may not equal 100.0%

Table 7: Assessment Area Distribution of Home Mortgage Loans by Income Category of the Geography																			2024
Assessment Area:	Total Home Mortgage Loans				Low-Income Tracts			Moderate-Income Tracts			Middle-Income Tracts			Upper-Income Tracts			Not Available-Income Tracts		
	#	\$	% of Total Number	Overall Market	% of Owner-Occupied Housing Units	% Bank Loans	% Aggregate	% of Owner-Occupied Housing Units	% Bank Loans	% Aggregate	% of Owner-Occupied Housing Units	% Bank Loans	% Aggregate	% of Owner-Occupied Housing Units	% Bank Loans	% Aggregate	% of Owner-Occupied Housing Units	% Bank Loans	% Aggregate
Washington DC MD	2	11,585	100.00	10,102	10.7	--	13.4	11.0	50.0	11.6	16.0	--	16.6	61.0	50.0	57.4	1.1	--	0.7
<b>Total</b>	<b>2</b>	<b>11,585</b>	<b>100.0</b>	<b>10,102</b>	<b>10.7</b>	<b>--</b>	<b>13.4</b>	<b>11.0</b>	<b>50.0</b>	<b>11.6</b>	<b>16.0</b>	<b>--</b>	<b>16.6</b>	<b>61.0</b>	<b>50.0</b>	<b>57.4</b>	<b>1.1</b>	<b>--</b>	<b>0.7</b>

Source: FFIEC File - 2024 Census; 1/1/2024 - 12/31/2024 Bank Data, 2024 HMDA Aggregate Data, "--" data not available.  
Due to rounding, totals may not equal 100.0%

Table 7: Assessment Area Distribution of Home Mortgage Loans by Income Category of the Geography																			2022 - 2024
Assessment Area:	Total Home Mortgage Loans				Low-Income Tracts			Moderate-Income Tracts			Middle-Income Tracts			Upper-Income Tracts			Not Available-Income Tracts		
	#	\$	% of Total Number	Overall Market	% of Owner-Occupied Housing Units	% Bank Loans	% Aggregate	% of Owner-Occupied Housing Units	% Bank Loans	% Aggregate	% of Owner-Occupied Housing Units	% Bank Loans	% Aggregate	% of Owner-Occupied Housing Units	% Bank Loans	% Aggregate	% of Owner-Occupied Housing Units	% Bank Loans	% Aggregate
Los Angeles-Long Beach-Glendale CA MD	203	302,641	100.00	298,096	1.49	9.36	1.97	16.14	50.74	17.01	30.64	24.14	28.52	51.31	14.29	51.75	0.42	1.48	0.69
<b>Total</b>	<b>203</b>	<b>302,641</b>	<b>100.00</b>	<b>298,096</b>	<b>1.49</b>	<b>9.36</b>	<b>1.97</b>	<b>16.14</b>	<b>50.74</b>	<b>17.01</b>	<b>30.64</b>	<b>24.14</b>	<b>28.52</b>	<b>51.31</b>	<b>14.29</b>	<b>51.75</b>	<b>0.42</b>	<b>1.48</b>	<b>0.69</b>

Source: FFIEC File - 2020, 2024 Census; 1/1/2022 - 12/31/2024 Bank Data, 2022, 2023, -- HMDA Aggregate Data, "--" data not available.  
Due to rounding, totals may not equal 100.0%



Table 8: Assessment Area Distribution of Home Mortgage Loans by Income Category of the Borrower																			2022-2023
Assessment Area:	Total Home Mortgage Loans				Low-Income Borrowers			Moderate-Income Borrowers			Middle-Income Borrowers			Upper-Income Borrowers			Not Available-Income Borrowers		
	#	\$	% of Total Number	Overall Market	% Families	% Bank Loans	% Aggregate	% Families	% Bank Loans	% Aggregate	% Families	% Bank Loans	% Aggregate	% Families	% Bank Loans	% Aggregate	% Families	% Bank Loans	% Aggregate
Washington DC MD	14	45,377	100.0	29,092	30.4	--	7.6	13.3	--	16.1	14.2	--	19.3	41.9	--	41.4	--	100.0	15.3
<b>Total</b>	<b>14</b>	<b>45,377</b>	<b>100.0</b>	<b>29,092</b>	<b>30.4</b>	<b>--</b>	<b>7.6</b>	<b>13.3</b>	<b>--</b>	<b>16.1</b>	<b>14.2</b>	<b>--</b>	<b>19.3</b>	<b>41.9</b>	<b>--</b>	<b>41.4</b>	<b>--</b>	<b>100.0</b>	<b>15.3</b>
Source: FFIEC File - 2020 Census; 1/1/2022 - 12/31/2023 Bank Data, 2022, 2023 HMDA Aggregate Data, "--" data not available.																			
Due to rounding, totals may not equal 100.0%																			

Table 8: Assessment Area Distribution of Home Mortgage Loans by Income Category of the Borrower																			2024
Assessment Area:	Total Home Mortgage Loans				Low-Income Borrowers			Moderate-Income Borrowers			Middle-Income Borrowers			Upper-Income Borrowers			Not Available-Income Borrowers		
	#	\$	% of Total Number	Overall Market	% Families	% Bank Loans	% Aggregate	% Families	% Bank Loans	% Aggregate	% Families	% Bank Loans	% Aggregate	% Families	% Bank Loans	% Aggregate	% Families	% Bank Loans	% Aggregate
Washington DC MD	2	11,585	100.0	10,102	26.4	--	4.4	12.0	--	10.4	13.5	--	17.4	47.9	--	48.9	--	100.0	18.6
<b>Total</b>	<b>2</b>	<b>11,585</b>	<b>100.0</b>	<b>10,102</b>	<b>26.4</b>	<b>--</b>	<b>4.4</b>	<b>12.0</b>	<b>--</b>	<b>10.4</b>	<b>13.5</b>	<b>--</b>	<b>17.4</b>	<b>47.9</b>	<b>--</b>	<b>48.9</b>	<b>--</b>	<b>100.0</b>	<b>18.6</b>
Source: FFIEC File - 2024 Census; 1/1/2024 - 12/31/2024 Bank Data, 2024 HMDA Aggregate Data, "--" data not available.																			
Due to rounding, totals may not equal 100.0%																			

Table 8: Assessment Area Distribution of Home Mortgage Loans by Income Category of the Borrower																			2024
Assessment Area:	Total Home Mortgage Loans				Low-Income Borrowers			Moderate-Income Borrowers			Middle-Income Borrowers			Upper-Income Borrowers			Not Available-Income Borrowers		
	#	\$	% of Total Number	Overall Market	% Families	% Bank Loans	% Aggregate	% Families	% Bank Loans	% Aggregate	% Families	% Bank Loans	% Aggregate	% Families	% Bank Loans	% Aggregate	% Families	% Bank Loans	% Aggregate
Los Angeles-Long Beach-Glendale CA MD	203	302,641	100.0	298,096	23.8	--	3.9	16.4	--	5.69	17.4	--	12.9	42.1	--	53.5	--	100.0	23.9
<b>Total</b>	<b>203</b>	<b>302,641</b>	<b>100.0</b>	<b>298,096</b>	<b>23.8</b>	<b>--</b>	<b>3.9</b>	<b>16.4</b>	<b>--</b>	<b>5.6</b>	<b>17.4</b>	<b>--</b>	<b>12.9</b>	<b>42.1</b>	<b>--</b>	<b>53.5</b>	<b>--</b>	<b>100.0</b>	<b>23.9</b>
Source: FFIEC File -- 2020, 2024 Census; 1/1/2022 - 12/31/2024 Bank Data, 2022, 2023, -- HMDA Aggregate Data, "--" data not available.																			
Due to rounding, totals may not equal 100.0%																			