



PUBLIC DISCLOSURE

April 18, 2022

COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION

First National Bank of River Falls
Charter Number: 7087

104 East Locust Street
River Falls, WI 54022

Office of the Comptroller of the Currency

222 South 9th Street, Suite 800
Minneapolis, MN 55402

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 **Satisfactory**.

The Lending Test is rated: Satisfactory

The major factors supporting this rating include:

- First National Bank of River Falls (FNB River Falls or the bank) originated a majority of its loans inside its assessment area (AA).
- The distribution of home mortgage loans across different income level geographies is reasonable.
- The distribution of home mortgage loans to borrowers of different income levels is reasonable.
- The bank's loan-to-deposit (LTD) ratio is reasonable given the bank's size, financial condition, and secondary market loan sales.
- The bank did not receive any complaints during the evaluation period related to the Community Reinvestment Act (CRA).

The Lending Test rating is based on the Minneapolis-St. Paul-Bloomington-WI multi-state metropolitan statistical area (MMSA) serving Pierce County and a portion of St. Croix County in Wisconsin.

Loan-to-Deposit Ratio

Considering the bank's size, financial condition, and secondary market loan sales, FNB River Falls' LTD ratio is **reasonable**.

FNB River Falls' quarterly average LTD ratio during the review period from January 1, 2019 to December 31, 2021 was reasonable at 90.2 percent when adjusted for the sale of residential real estate loans to the secondary market. This LTD ratio is in line with peer averages. The bank sells a significant volume of residential mortgage loans to the secondary market, which totaled \$133.3 million during the review period. The bank's unadjusted quarterly average LTD ratio was 58.3 percent during the review period and ranged from a low of 45.8 percent in the third quarter of 2021 to a high of 66.8 percent in the third quarter of 2019. The table below shows the bank's average quarterly LTD ratio in comparison to peer institutions, both adjusted and unadjusted for secondary market loan sales.

Loan-to-Deposit Ratio			
Institution	County	Total Assets as of 12/31/2021 (\$000)	Average LTD Ratio (%)
<i>FNB River Falls (unadjusted)</i>	<i>Pierce</i>	<i>\$353,418</i>	<i>58.3</i>
<i>FNB River Falls (adjusted)</i>	<i>Pierce</i>	<i>\$353,418</i>	<i>90.2</i>
Hiawatha National Bank	Pierce	\$529,911	90.3
Citizens State Bank	St. Croix	\$317,042	91.1
First National Community Bank	St. Croix	\$314,483	68.4
First Bank of Baldwin	St. Croix	\$252,559	76.8
River Falls State Bank	Pierce	\$126,081	74.4

Lending in Assessment Area

FNB River Falls originated a **majority** of its loans inside its AA. We analyzed all of the bank's Home Mortgage Disclosure Act (HMDA) loans from 2019 through 2021 and noted that FNB River Falls originated 77.6 percent of loans by number and 77.3 percent of loans by dollar volume within its AA. 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 table below shows the bank's number and percentage of home mortgage lending inside and outside its AA.

Lending Inside and Outside of the Assessment Area										
Loan Category	Number of Loans				Total #	Dollar Amount of Loans \$(000s)				Total \$(000s)
	Inside		Outside			Inside		Outside		
	#	%	#	%		\$	%	\$	%	
Home Mortgage										
2019	132	78.1	37	21.9	169	30,038	78.5	8,224	21.4	38,262
2020	244	78.0	69	22.0	313	52,565	74.2	18,263	25.8	70,828
2021	185	76.5	56	23.2	241	52,916	79.9	13,301	20.1	66,217
Total	561	77.6	162	22.4	723	135,519	77.3	39,787	22.7	175,307

Description of Institution

FNB River Falls is a \$353.4 million single-state national bank headquartered in River Falls, Wisconsin that primarily serves the eastern area of the Minneapolis-St. Paul-Bloomington-WI MMSA. The bank is a full-service community bank offering traditional products and services, such as various checking and savings accounts and commercial and consumer lending products. FNB River Falls' primary focus is home mortgage lending (i.e., single-family, home improvement, home equity lines of credit, etc.) but also offers commercial real estate, working capital, agricultural (i.e., land, machinery, livestock, crops, etc.), overdraft protection, and installment loans (i.e., auto, recreational vehicle, etc.). The bank has three full-service branches, with two located in River Falls and one located in Prescott, Wisconsin. One of the branches in River Falls is located on the University of Wisconsin River Falls (UW-River Falls) campus but does not originate loans. The bank also offers a limited-service location in the Wellhaven Senior Apartment Complex in River Falls. FNB River Falls operates four automated teller machines (ATMs) within the AA, with one that takes deposits.

At the end of the evaluation period, FNB River Falls had \$353.4 million in total assets, \$147.1 million in gross loans, \$307.8 million in deposits, and \$32.7 million in tier 1 capital. Gross loans represented 42 percent of total assets, and 51 percent of the loan portfolio was commercial real estate loans, 25 percent was residential real estate loans, 11 percent was commercial and industrial loans, 6 percent was construction and land development loans, 3 percent was state and local government loans, 2 percent was agricultural loans, and 2 percent was consumer loans. Although the residential real estate loan portfolio was the second largest, as noted above, management sells a majority of the bank's home mortgage loans to the secondary market.

The bank’s AA contains 21 census tracts between two counties, St. Croix and Pierce. FNB River Falls’ entire AA is part of the Minneapolis-St. Paul-Bloomington MN-WI MMSA. The bank reasonably excludes one census tract within St. Croix County, as the bank does not have a large presence in the tract. FNB River Falls does not arbitrarily exclude any low- or-moderate income (LMI) geographies.

FNB River Falls is owned by the holding company, First National Bancorp of River Falls Inc., and does not have any subsidiaries or affiliates besides the holding company. The bank has not conducted any mergers or acquisitions during our review period.

There are no legal, financial, or other factors impeding the bank’s ability to help meet the community’s credit needs. FNB River Falls received a “Satisfactory” overall rating at the last CRA examination dated April 8, 2019.

Scope of the Evaluation

Evaluation Period/Products Evaluated

We evaluated FNB River Falls’ CRA performance using small bank performance standards, which consists of the Lending Test to assess compliance with the CRA. The Lending Test evaluated the bank’s performance in meeting the credit needs of its AA through lending activities during the evaluation period of January 1, 2019, to December 31, 2021. We used call report data to determine the bank’s quarterly average LTD ratio.

To determine the bank’s lending performance in its AA, we selected primary products based on the number and dollar volume of loan originations during the evaluation period and determined that FNB River Falls’ primary product was home mortgage loans. The table below shows details of the bank’s loan originations and purchases during the evaluation period.

Bank Loan Originations and Purchases in 2019-2021		
<i>Loan Type</i>	<i>Volume by #</i>	<i>Volume by \$</i>
Home Mortgage	70.4%	53.9%
Business	27.7%	34.6%
Consumer	1.3%	10.6%
Agricultural	0.6%	0.9%

Source: Bank loan origination reports for 2019-2021

We also reviewed the financial, economic, and environmental factors in the AA to determine the bank’s lending performance. Additionally, we contacted local community members with knowledge of the economic conditions and demographics to understand the credit needs of the AA. FNB River Falls is not subject to the CRA Community Development (CD) test due to the bank’s size.

Selection of Areas for Full-Scope Review

FNB River Falls has one AA, which is referred to as the Minneapolis-St. Paul-Bloomington-WI MMSA AA throughout this performance evaluation. The Minneapolis-St. Paul-Bloomington-WI MMSA AA received a Full-Scope review. Refer to Appendix A: Scope of Examination for an outline of the examination scope and Appendix B: Summary of MMSA and State Ratings for a full

description of the AA and community profile.

Data Integrity

In December 2021, we completed a data integrity examination for loans reported on the HMDA Loan Application Register (HMDA-LAR). The objective of the examination was to determine the accuracy of the bank's HMDA-LAR and evaluate internal controls related to HMDA data collection. We determined the HMDA-LAR data to be accurate and reliable and internal controls were satisfactory to ensure the accuracy of HMDA data collection and reporting.

Ratings

FNB River Falls' overall rating is based on the lending performance within the Minneapolis-St. Paul-Bloomington-WI MMSA AA. We evaluated the bank's lending performance on five performance criteria: the LTD ratio, lending in the AA, geographic distribution of loans, lending to borrowers of different incomes, and responses to complaints related to the CRA.

Discriminatory or Other Illegal Credit Practices Review

Pursuant to 12 CFR 25.28(c) or 195.28(c), respectively, in determining a national bank's or federal savings association's (collectively, bank) CRA rating, the Office of the Comptroller of the Currency (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 Bureau of Consumer Financial Protection, 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.

State Rating

State of Wisconsin

CRA rating for the State of Wisconsin: Satisfactory

The Lending Test is rated: Satisfactory

The major factors that support this rating include:

- The distribution of home mortgage loans across different income level geographies is reasonable.
- The distribution of home mortgage loans to borrowers of different income levels is reasonable.

Description of Institution's Operations in Wisconsin

FNB River Falls is a \$353.4 million, full service national bank headquartered in River Falls, Wisconsin. The bank operates three full-service branches with two branches located in River Falls and one branch located in Prescott, Wisconsin. Additionally, FNB River Falls operates a limited-service location that is open half of a day, bi-weekly in the Wellhaven Senior Apartment complex in River Falls. The bank operates four ATMs within its AA, with two at the main branch, one at the Prescott location, and one deposit-taking ATM on the campus of UW-River Falls.

FNB River Falls' AA is reasonable, complies with regulatory requirements, and does not arbitrarily exclude any LMI geographies or reflect illegal discrimination. The bank is located in the Minneapolis-St. Paul-Bloomington-WI MMSA and its AA contains two counties in Wisconsin, St. Croix and Pierce, with 21 census tracts. FNB River Falls reasonably excludes one census tract within St. Croix County, as the bank does not have a large presence in the tract.

Financial competition within Pierce and St. Croix counties is strong. The Federal Deposit Insurance Corporation (FDIC) Deposit Market Share Report as of June 30, 2021, reflects that there are 15 financial institutions within Pierce and St. Croix counties. Of those 15 banks, FNB River Falls holds the third largest market share in the AA with \$290.2 million in deposits or 11.3 percent of the market share for deposits, behind Associated Bank, National Association at 16.4 percent market share and Hiawatha National Bank at 14.2 percent market share.

The AA's primary industries are services and retail trade. As part of this review, we interviewed two community contacts to assess the local economy and financial needs of the community. We contacted a River Falls government official and a representative from the UW-River Falls. Both community contacts spoke highly of the community's goal of economic growth. The contacts noted that while the community is continuing to grow, employee shortages are prominent throughout and the community loses a portion of the labor force to employment opportunities in the Twin Cities area, as wages in River Falls are not as high as those in the Twin Cities area. The two community contacts stated that the area has three fully functioning industrial parks with a thriving downtown area where vacancy is limited, and a fourth industrial park is currently obtaining occupancy. The contacts noted that housing options are increasing as contractors are building single-family homes, market price apartments, and senior living facilities. The two community contacts did not identify any areas of additional financing that is needed from the banking industry. All financial institutions in the River Falls area are active in the community and strive to develop the area.

The following table provides demographic information on the Minneapolis-St. Paul-Bloomington-WI MMSA AA's. We analyzed and incorporated relevant demographic information from the AA in the Lending Test below to evaluate the bank's performance of home mortgage lending.

Table A – Demographic Information of the Assessment Area						
Assessment Area: FNB of River Falls – Minneapolis-St. Paul-Bloomington-WI MMSA						
Demographic Characteristics	#	Low	Moderate	Middle	Upper	NA*
		% of #	% of #	% of #	% of #	% of #
Geographies (Census Tracts)	21	0	19	71.4	9.5	0
Population by Geography	122,288	0	17.8	74.3	7.9	0
Housing Units by Geography	48,826	0	18.9	74.4	6.7	0
Owner-Occupied Units by Geography	34,555	0	15.8	75.8	8.5	0
Occupied Rental Units by Geography	11,324	0	28.8	69.2	2.1	0
Vacant Units by Geography	2,947	0	17.7	78.7	3.6	0
Businesses by Geography	7,815	0	17.9	73.2	8.9	0
Farms by Geography	693	0	17.3	73.7	8.9	0
Family Distribution by Income Level	32,890	19.1	19.8	25	36.1	0
Household Distribution by Income Level	45,879	22.1	16.9	20.5	40.5	0
Median Family Income MMSA - 33460 Minneapolis-St. Paul-Bloomington, MN-WI MMSA		\$84,589	Median Housing Value			\$203,264
			Median Gross Rent			\$840
			Families Below Poverty Level			5.00%
<i>Source: 2015 ACS Census and 2015 D&B Data</i> <i>Due to rounding, totals may not equal 100.0</i> <i>(*) The NA category consists of geographies that have not been assigned an income classification.</i>						

Scope of Evaluation in Wisconsin

The Wisconsin state rating is based solely on the results of the Minneapolis-St. Paul-Bloomington-WI MMSA AA. As indicated previously, this is the bank's only AA, and it received a full-scope review. We based Lending Test conclusions on home mortgage lending, as that is the bank's primary product.

Lending Test

The bank's performance under the Lending Test in **Wisconsin** is rated **Satisfactory**.

Based on a **Full-Scope** review the bank's performance in the **Minneapolis-St. Paul-Bloomington-WI MMSA AA** is **reasonable**.

Distribution of Loans by Income Level of the Geography

The overall geographic distribution of loans reflects **reasonable** distribution. Our analysis of the bank's lending performance focused on the four moderate-income census tracts, which have not changed since

the previous evaluation period. The bank's AA did not include any low-income census tracts during the evaluation period.

Home Mortgage Loans

FNB River Falls exhibits a reasonable distribution of home mortgage loans across different income level geographies in the AA. Refer to Table O in the state of **Wisconsin** section of Appendix D: Tables of Performance Data for the facts and data used to evaluate the geographic distribution of the bank's home mortgage loan originations and purchases.

For the 2019 to 2021 evaluation period, the bank's home mortgage lending in moderate-income census tracts is reasonable considering performance context. The bank originated or purchased 9.4 percent of its home mortgage loans in moderate-income census tracts, which is below both the 15.8 percent of the AA's owner-occupied housing units that are located in moderate-income census tracts and the 15.1 percent of aggregate lending that occurred in moderate-income census tracts. However, due to the locations of the bank's branches from moderate-income census tracts, we evaluated FNB River Falls' lending performance of home mortgage loans in each of the four moderate-income census tracts located in the AA. The bank's main branch is within a mile of one of the moderate-income census tracts (9604), which includes the city of River Falls. Due to the close distance and better lending opportunity to serve this census tract, we reviewed the bank's performance in moderate-income census tract 9604 and determined that FNB River Falls' home mortgage lending in this census tract was reasonable based on dot density distribution reports. From our review of the AA dot density distribution reports for the evaluation period, we noted that the bank's concentration of home mortgage loans in census tract 9604 is satisfactory based on the number of loans and coverage throughout that tract. Additionally, 19 percent of the total owner-occupied housing units in moderate-income census tracts are located within census tract 9604. The remaining three moderate-income census tracts (1205.01, 1208, 9601) are on the outside boundaries of the AA, approximately 20 miles from the nearest FNB of River Falls bank branch. These moderate census tracts are closer in distance to other financial institutions in the towns of New Richmond, Hudson, and Menomonie, Wisconsin that better serve these census tracts. From our analysis of the AA's owner-occupied housing units located within moderate-income census tracts and the distance to the bank's nearest branch, we determined that the bank's lending performance for these three census tracts is reasonable given their distance from the main branch and concentration of other financial institutions providing services to these census tracts.

Distribution of Loans by Income Level of the Borrower

The overall distribution of loans reflects **reasonable** distribution among individuals of different income levels when compared to aggregate lending data and AA demographics.

Home Mortgage Loans

FNB River Falls exhibits reasonable distribution of home mortgage loans to LMI borrowers in the AA. The high cost of housing in the AA impacted the bank's ability to make home mortgage loans to low-income borrowers, and we considered this factor when evaluating the bank's lending performance in the AA. Refer to Table P in the state of **Wisconsin** section of Appendix D: Tables of Performance Data for the facts and data used to evaluate the borrower distribution of the bank's home mortgage loan originations and purchases.

For the 2019 to 2021 evaluation period, the bank's home mortgage lending to LMI borrowers is reasonable. The bank originated or purchased 19.3 percent of its loans to moderate-income borrowers, which is near both the 19.8 percent of AA's families that are moderate-income and the 21.3 percent of aggregate lending that occurred to moderate-income borrowers. Additionally, although the bank originated or purchased 5.5 percent of its loans to low-income borrowers, which is below the 19.1 percent of AA's families that are low-income, the bank's performance is near the 7.0 percent of aggregate lending that occurred to low-income borrowers. Based on 2015 ACS Census and Federal Financial Institutions Examination Council (FFIEC) data, the median housing value for the AA was \$203,264 and low-income families made less than \$46,500 in 2019, \$48,650 in 2020, and \$50,300 in 2021. The median home sale price in Pierce County for 2021 was \$286,000, which is a 35 percent increase over the evaluation period. Additionally, the median home sale price in St. Croix County was \$315,000 for 2021, which is a 30 percent increase over the same time period. Due to the high cost of housing in the AA, it would be difficult for low-income borrowers to afford a home, which limits the bank's lending opportunity to these borrowers.

Responses to Complaints

During the review period, there were no complaints related to FNB River Falls' performance in meeting the AA's credit needs.

Appendix A: Scope of Examination

The following table identifies the time period covered in this evaluation and loan products considered for FNB River Falls. There were no affiliate activities reviewed. The table also reflects the Minneapolis-St. Paul-Bloomington-WI MMSA that received comprehensive examination review (designated by the term “full-scope”).

Time Period Reviewed:	01/01/2019 – 12/31/2021	
Product Reviewed:	Home mortgage loans	
List of Assessment Areas and Type of Examination		
Assessment Area	Type of Exam	Other Information
Wisconsin		
Minneapolis-St. Paul-Bloomington-WI MMSA AA	Full-Scope	Counties of Pierce and St. Croix

Appendix B: Summary of MMSA and State Ratings

RATINGS	
Overall Bank:	Lending Test Rating
FNB River Falls	Satisfactory
State:	
Wisconsin	Satisfactory

Appendix C: Definitions and Common Abbreviations

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: 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/AA.

Census Tract: 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: 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 : Affordable housing (including multifamily rental housing) for low- or moderate-income individuals; community services targeted to LMI 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 LMI 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 investments, and branch distribution).

Low-Income Individual: Individual income that is less than 50 percent of the area median income.

Low Income Geography: A census tract with a median family income that is less than 50 percent.

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: 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 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.

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.

Rating Area: A rated area is a state or MMSA. 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 MMSA, the institution will receive a rating for the MMSA.

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.

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

Content of Standardized Tables

A separate set of tables is provided for each state. All MMSA, 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 30th of each year. Tables without data are not included in this performance evaluation.

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

Table O. 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 P. 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.

Table O: Assessment Area Distribution of Home Mortgage Loans by Income Category of the Geography 2019-2021

Assessment Area:	Total Home Mortgage Loans			Low-Income Tracts			Moderate-Income Tracts			Middle-Income Tracts			Upper-Income Tracts			Not Available-Income Tracts		
	#	\$	% of Total	% 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
Minneapolis-St. Paul-Bloomington-WI MMSA	561	135,519	100.0	0.0	0.0	0.0	15.8	9.4	15.1	75.8	84.8	75.9	8.5	5.7	9.0	0.0	0.0	0.0
Total	561	135,519	100.0	0.0	0.0	0.0	15.8	9.4	15.1	75.8	84.8	75.9	8.5	5.7	9.0	0.0	0.0	0.0

Source: 2015 ACS Census; 01/01/2019 - 12/31/2021 Bank Data, 2020 HMDA Aggregate Data, "--" data not available.
 Due to rounding, totals may not equal 100.0%

Table P: Assessment Area Distribution of Home Mortgage Loans by Income Category of the Borrower 2019-2021

Assessment Area:	Total Home Mortgage Loans			Low-Income Borrowers			Moderate-Income Borrowers			Middle-Income Borrowers			Upper-Income Borrowers			Not Available-Income Borrowers		
	#	\$	% of Total	% of Families	% Bank Loans	Aggregate	% of Families	% Bank Loans	Aggregate	% of Families	% Bank Loans	Aggregate	% of Families	% Bank Loans	Aggregate	% of Families	% Bank Loans	Aggregate
Minneapolis-St. Paul-Bloomington-WI MMSA	561	135,519	100.0	19.1	5.5	7.0	19.8	19.3	21.3	25.0	26.7	25.5	36.1	36.4	31.9	0.0	12.1	14.3
Total	561	135,519	100.0	19.1	5.5	7.0	19.8	19.3	21.3	25.0	26.7	25.5	36.1	36.4	31.9	0.0	12.1	14.3

Source: 2015 ACS Census; 01/01/2019 - 12/31/2021 Bank Data, 2020 HMDA Aggregate Data, "--" data not available.
 Due to rounding, totals may not equal 100.0%