

PUBLIC DISCLOSURE

January 6, 2022

COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION

Riverland Bank
Certificate Number: 58106

700 Seville Drive
Jordan, Minnesota 55352

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

1100 Walnut Street, Suite 2100
Kansas City, Missouri 64106

This document is an evaluation of this institution's record of meeting the credit needs of its entire community, including low- and moderate-income neighborhoods, consistent with safe and sound operation of the institution. This evaluation is not, nor should it be construed as, an assessment of the financial condition of this institution. The rating assigned to this institution does not represent an analysis, conclusion, or opinion of the federal financial supervisory agency concerning the safety and soundness of this financial institution.

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INSTITUTION RATING

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

An institution in this group has a satisfactory record of helping to meet the credit needs of its assessment area, including low- and moderate-income neighborhoods, in a manner consistent with its resources and capabilities.

Riverland Bank's satisfactory Community Reinvestment Act (CRA) performance under the applicable performance criteria supports the overall rating. The following points summarize the bank's performance.

- The loan-to-deposit ratio is more than reasonable given the institution's size, financial condition, and assessment area credit needs.
- A majority of the small business and home mortgage loans reviewed were located inside the assessment area.
- The geographic distribution of small business and home mortgage loans reflects reasonable dispersion throughout the assessment area.
- The distribution of borrowers reflects reasonable penetration among businesses of different sizes.
- The institution did not receive any CRA-related complaints since the previous evaluation; therefore, this factor did not affect the rating.

DESCRIPTION OF INSTITUTION

Riverland Bank is headquartered in Jordan, Minnesota and is wholly owned by Riverland Bancorporation, Inc., a one-bank holding company based in Jordan, Minnesota. In addition to its main office in Jordan, the bank operates a branch office in Minneapolis, Minnesota. The loan production office in Edina, Minnesota was closed in December 2017, as services were moved to the Minneapolis office, which opened in January 2018. Riverland Bank received a Satisfactory rating at its previous FDIC Performance Evaluation dated February 29, 2016, which was based on Interagency Small Institution Examination Procedures.

The bank offers various loan products including commercial, home mortgage, and consumer loans. Commercial loans continue to represent the institution’s primary business line, followed by home mortgage loans. Additionally, the bank offers loans through the Small Business Administration (SBA) and participated in the Paycheck Protection Program.

The institution provides a variety of deposit services including checking, savings, individual retirement accounts, and certificates of deposit. In addition to traditional banking services, customers have access to a network of ATMs, online banking including electronic bill pay and periodic statements, and mobile banking with mobile deposit.

As of September 31, 2021, assets totaled approximately \$186,690,000, loans totaled \$156,449,000, and deposits totaled \$163,934,000.

Loan Portfolio Distribution as of September 30, 2021		
Loan Category	\$(000s)	%
Construction, Land Development, and Other Land Loans	21,884	14.0
Secured by Farmland	2,416	1.5
Secured by 1-4 Family Residential Properties	41,944	26.8
Secured by Multifamily (5 or more) Residential Properties	13,678	8.8
Secured by Nonfarm Nonresidential Properties	45,878	29.3
Total Real Estate Loans	125,800	80.4
Commercial and Industrial Loans	27,662	17.7
Agricultural Production and Other Loans to Farmers	1,018	0.7
Consumer Loans	955	0.6
Other Loans	1,014	0.6
Total Loans	156,449	100.0
<i>Source: Reports of Condition and Income</i>		

Examiners did not identify any financial, legal, or other impediments that affect the bank’s ability to meet its assessment area’s credit needs.

DESCRIPTION OF ASSESSMENT AREA

The CRA requires each financial institution to define one or more assessment areas within which its CRA performance will be evaluated. Riverland Bank designated a single contiguous assessment area in Minnesota that has not changed since the previous evaluation. The assessment area consists of Carver, Dakota, Le Sueur, Hennepin, Scott, Sibley, and Ramsey counties in Minnesota. Carver, Dakota, Le Sueur, Hennepin, Scott, and Ramsey counties are located in the Minneapolis-St. Paul-Bloomington Metropolitan Statistical Area (MSA), and Sibley County is located in the nonmetropolitan area of Minnesota. Sibley County was previously part of the Minneapolis MSA, but was removed in 2018. Both of the bank’s offices are located in the Minneapolis-St. Paul-Bloomington MSA.

Economic and Demographic Data

According to 2015 American Community Survey (ACS) data, the assessment area is comprised of 54 low-income, 130 moderate-income, 230 middle-income, 162 upper-income, and 5 census tracts categorized as NA. The Jordan office is located in Scott County in a middle-income census tract, and the Minneapolis office is located in Hennepin County in a low-income census tract. The following table illustrates select demographic characteristics of the assessment area.

Demographic Information of the Assessment Area						
Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #	NA* % of #
Geographies (Census Tracts)	581	9.3	22.4	39.6	27.9	0.9
Population by Geography	2,409,408	7.9	20.4	39.6	31.8	0.3
Housing Units by Geography	1,002,030	7.3	20.9	41.1	30.3	0.4
Owner-Occupied Units by Geography	626,591	3.0	16.0	42.9	38.1	0.1
Occupied Rental Units by Geography	325,007	14.9	29.7	38.2	16.3	1.0
Vacant Units by Geography	50,432	11.5	25.8	38.5	23.2	1.0
Businesses by Geography	251,242	6.2	17.7	40.8	34.9	0.4
Farms by Geography	5,470	2.6	14.1	48.7	34.6	0.1
Family Distribution by Income Level	586,612	21.3	16.9	21.3	40.6	0.0
Household Distribution by Income Level	951,598	25.1	16.2	17.9	40.7	0.0
Median Family Income MSA - 33460 Minneapolis-St. Paul-Bloomington, MN-WI MSA	\$84,589	Median Housing Value				\$233,773
Median Family Income Non-MSAs - MN	\$63,045	Median Gross Rent				\$952
		Families Below Poverty Level				7.7%
<i>Source: 2015 ACS and 2020 D&B Data Due to rounding, totals may not equal 100.0% (*) The NA category consists of geographies that have not been assigned an income classification.</i>						

According to 2020 D&B data, service industries represent the largest portion of business operations at 39.3 percent; followed by non-classifiable establishments at 21.8 percent; and finance, insurance, and real estate at 10.2 percent. Additionally, 61.2 percent of assessment area businesses have four or fewer employees, and 91.6 percent operate from a single location.

The Federal Financial Institutions Examination Council (FFIEC)-updated median family income level is used to analyze home mortgage loans under the Borrower Profile criterion. The low-, moderate-, middle-, and upper-income categories for the assessment area are presented in the following table.

Median Family Income Ranges				
Median Family Incomes	Low <50%	Moderate 50% to <80%	Middle 80% to <120%	Upper ≥120%
Minneapolis-St. Paul-Bloomington, MN-WI MSA Median Family Income (33460)				
2020 (\$97,300)	<\$48,650	\$48,650 to <\$77,840	\$77,840 to <\$116,760	≥\$116,760
MN NA Median Family Income (99999)				
2020 (\$70,900)	<\$35,450	\$35,450 to <\$56,720	\$56,720 to <\$85,080	≥\$85,080
<i>Source: FFIEC</i>				

Competition

The assessment area is a highly competitive market for credit products and financial services. According to Consolidated Reports of Condition and Income (Reports of Condition) data filed by financial institutions, there were 146 financial institutions operating 554 locations within the assessment area. These institutions range from small community banks to larger national financial institutions. Riverland Bank is ranked 63rd with approximately 0.1 percent deposit market share.

According to 2019 aggregate CRA data (most recent available), 153 CRA data reporters collectively reported 55,025 small business loans within the assessment area. The top 4 lenders by number originated 66.7 percent of the market share. These figures do not include a high number of loans originated by smaller institutions, such as Riverland Bank, that are not required to report small business lending data but that operate within the assessment area. The overall volume of small business lending reflects significant competition.

According to 2020 aggregate Home Mortgage Disclosure Act (HMDA) data, 686 HMDA data reporters collectively reported 176,526 home mortgage loans within the assessment area. The top lenders by number are large national institutions. These figures do not include a high number of home mortgage loans originated by institutions in the assessment area that are not required to report HMDA data, such as Riverland Bank. The overall volume of home mortgage lending reflects a highly competitive market.

Community Contact

As part of the evaluation process, examiners contact third parties active in the assessment area to assist in identifying the credit needs. This information helps determine whether local financial institutions are responsive to these needs. It also shows what credit opportunities are available. For this performance evaluation, examiners reviewed a recently completed community contact and

conducted a community contact interview with a representative from a community development organization that serves the assessment area.

The first contact indicated that the Coronavirus Pandemic has had a significant impact on businesses within the assessment area. Although there have been business closures and shut downs, government assistance programs have helped limit the economic impact. The second contact noted that businesses were hurt at the beginning of the pandemic; however, have since been thriving. The contact further noted that employers are having difficulties finding employees. In regards to housing, the second contact noted that there is a shortage of affordable housing. Housing prices have increased significantly making it difficult for first-time homebuyers. Furthermore, housing developments continue to be built to keep up with growth and demand, but are priced high. The second contact noted that credit needs include small business and home mortgage loans; however, local financial institutions are meeting these needs.

Credit Needs

Considering information from the community contact, bank management, and demographic and economic data, examiners determined that small business and home mortgage loans represent the credit needs of the assessment area.

SCOPE OF EVALUATION

General Information

This evaluation covers the period from the previous evaluation dated February 29, 2016, to the current evaluation dated January 6, 2022. Examiners used Interagency Small Institution Examination Procedures to evaluate Riverland Bank's CRA performance. These procedures focus on the bank's performance under the Lending Test as outlined in the Small Bank Performance Criteria Appendix.

Activities Reviewed

Examiners determined that the bank's major product lines are small business loans and home mortgage loans. This conclusion considered discussions with management regarding the bank's business strategy, review of bank records of the number and dollar volume of loans originated during the evaluation period, and a review of the Reports of Condition data. Small business lending received the most weight in overall performance conclusions. This is consistent with management's stated business focus and Reports of Condition data. Examiners did not review small farm or consumer installment lending activities because they each represent a small portion of the loan portfolio, are not major product lines, and provide no material support for conclusions.

Bank records indicate that the lending focus and product mix remained generally consistent throughout the evaluation period. Therefore, examiners reviewed all small business and home mortgage loans originated or renewed in 2020, as this period was considered representative of the bank's performance during the entire evaluation period. D&B data for 2020 provided a standard of comparison for the bank's small business lending performance. The 2015 ACS data provided a standard of comparison for the bank's home mortgage lending performance.

Examiners reviewed the entire universe of loans to evaluate the Assessment Area Concentration

criterion. All loans inside the assessment area were further reviewed to evaluate the Geographic Distribution criterion. To evaluate the Borrower Profile criterion, examiners reviewed a sample of small business and home mortgage loans originated or renewed inside the assessment area. The table below provides information on the number and dollar volume of loans reviewed.

Loan Products Reviewed				
Loan Category	Universe		Reviewed	
	#	\$(000s)	#	\$(000s)
Small Business	122	24,987	47	6,330
Home Mortgage	73	32,982	36	20,182
<i>Source: 2020 Bank Records</i>				

While both the number and dollar volume of loans are presented, examiners emphasized performance by number of loans because it is a better indicator of the number of businesses and individuals served.

CONCLUSIONS ON PERFORMANCE CRITERIA

LENDING TEST

Riverland Bank demonstrated satisfactory performance under the Lending Test. The bank’s performance under all of the evaluated criteria supports this conclusion.

Loan-to-Deposit Ratio

The average net loan-to-deposit ratio is more than reasonable given the institution’s size, financial condition, and assessment area credit needs. The bank’s net loan-to-deposit ratio, calculated from Reports of Condition data, averaged 102.8 percent over the past 23 calendar quarters from December 31, 2015, to June 30, 2021. The ratio ranged from a high of 112.7 percent as of September 30, 2019, to a low of 92.6 percent as of June 30, 2021. Examiners selected comparable institutions based on their asset size, geographic location, and lending focus. As shown in the following table, Riverland Bank’s net loan-to-deposit ratio is significantly higher than most of the comparable institutions and compares favorably overall.

Loan-to-Deposit Ratio Comparison		
Bank	Total Assets as of 9/30/21 \$(000s)	Average Net LTD Ratio (%)
Lake Community Bank Long Lake, MN	147,824	73.3
Lakeview Bank Lakeville, MN	150,077	92.7
New Market Bank Elko, MN	186,298	61.7
Riverland Bank Jordan, MN	186,690	102.8
VisionBank Saint Louis Park, MN	187,411	105.9
<i>Source: Reports of Condition 3/31/2016 through 9/30/2021</i>		

Assessment Area Concentration

Riverland Bank originated a majority of small business and home mortgage loans within the assessment area. See the following table.

Lending Inside and Outside of the Assessment Area										
Loan Category	Number of Loans				Total	Dollar Amount of Loans \$(000s)				
	Inside		Outside			Inside		Outside		Total
	#	%	#	%	#	\$	%	\$	%	\$(000s)
Small Business	111	91.0	11	9.0	122	22,482	90.0	2,505	10.0	24,987
Home Mortgage	54	74.0	19	26.0	73	28,253	85.7	4,729	14.3	32,982
<i>Source: 2020 Bank Data Due to rounding, totals may not equal 100.0%</i>										

Geographic Distribution

Overall, geographic distribution of loans reflects reasonable dispersion throughout the assessment area. The bank's reasonable small business and home mortgage lending performance supports this conclusion. Examiners focused on the percentage of lending by number of loans in the low- and moderate-income census tracts within the assessment area.

Small Business Loans

The geographic distribution of small business loans reflects reasonable dispersion throughout the assessment area. As shown in the following table, Riverland Bank's performance in low-income census tracts exceeded demographic data and performance in moderate-income census tracts lagged demographic data. As stated previously, there is significant competition for small business loans throughout the assessment area. Additionally, examiners confirmed through Report of Condition data that 44 competing financial institutions operate 114 branches in the moderate-income geographies. Considering the level of competition present and the bank's small business performance in low-income census tracts, performance is reasonable.

Geographic Distribution of Small Business Loans					
Tract Income Level	% of Businesses	#	%	\$(000s)	%
Low	6.2	11	9.9	3,611	16.1
Moderate	17.7	13	11.7	4,006	17.8
Middle	40.8	33	29.7	6,691	29.8
Upper	34.9	54	48.7	8,174	36.3
NA	0.4	0	0.0	0	0.0
Totals	100.0	111	100.0	22,482	100.0

*Source: 2020 D&B Data; 2020 Bank Data
Due to rounding, totals may not equal 100.0%*

Home Mortgage Loans

The geographic distribution of home mortgage loans reflects reasonable dispersion throughout the assessment area. As shown in the following table, Riverland Bank’s performance in low-income census tracts slightly exceeded demographic data and performance in moderate-income census tracts lagged demographic data. As stated previously, there is a highly competitive market for home mortgage loans throughout the assessment area and examiners confirmed significant branch presence in these moderate-income geographies. Considering the level of competition present and the bank’s home mortgage performance in low-income census tracts, performance is reasonable.

Geographic Distribution of Home Mortgage Loans					
Tract Income Level	% of Owner Occupied Housing Units	#	%	\$(000s)	%
Low	3.0	2	3.7	938	3.3
Moderate	15.9	6	11.1	7,586	26.9
Middle	42.9	24	44.4	13,095	46.3
Upper	38.1	21	38.9	6,329	22.4
NA	0.1	1	1.9	305	1.1
Totals	100.0	54	100.0	28,253	100.0

*Source: 2015 ACS Data; 2020 Bank Data
Due to rounding, totals may not equal 100.0%*

Borrower Profile

Overall, the bank’s lending performance reflects reasonable penetration among businesses of different revenue sizes. Riverland Bank’s performance in small business lending supports this conclusion. Examiners focused on the percentage of small business loans to operations with gross annual revenues of \$1 million or less. The home mortgage analysis did not result in meaningful conclusions.

Small Business Loans

The distribution of sampled small business loans reflects reasonable lending penetration to businesses with gross annual revenues of \$1 million or less. As illustrated in the following table,

the bank’s lending performance to businesses with gross annual revenues of \$1 million or less is lower than demographic data. As stated previously, there is a significant level of competition in the assessment area for small business loans. Additionally, the community contact noted that local financial institutions are meeting the credit needs of small businesses. Considering these factors, performance is reasonable.

Distribution of Small Business Loans by Gross Annual Revenue Category					
Gross Revenue Level	% of Businesses	#	%	\$(000s)	%
<=\$1,000,000	87.4	35	74.5	4,047	63.9
>1,000,000	5.1	12	25.5	2,283	36.1
Revenue Not Available	7.5	0	0.0	0	0.0
Total	100.0	47	100.0	6,330	100.0
<i>Source: 2020 D&B Data, 2020 Bank Data Due to rounding, totals may not equal 100.0%</i>					

Home Mortgage Loans

Examiners use the Borrower Profile analysis to show the dispersion of loans to individuals of low-, moderate-, middle-, and upper-income. Because Riverland Bank’s home mortgage lending focus is primarily for investment properties, a majority of the home mortgage sample were to businesses. Only 9 loans in the sample were to natural persons – 1 to a low-income borrower, 1 to a moderate-income borrower, 3 to middle-income borrowers, and 4 to upper-income borrowers. The remaining 27 loans were to businesses. Since a majority of the loans are to businesses and there are a limited number of loans to individuals of different income levels, a review of the borrower profile criterion for home mortgage loans would not result in meaningful conclusions.

Response to Complaints

The institution has not received any CRA-related complaints since the previous evaluation; therefore, this criterion did not affect the rating.

DISCRIMINATORY OR OTHER ILLEGAL CREDIT PRACTICES REVIEW

Examiners did not identify any evidence of discriminatory or other illegal credit practices inconsistent with helping to meet community credit needs.

APPENDICES

SMALL BANK PERFORMANCE CRITERIA

Lending Test

The Lending Test evaluates the bank's record of helping to meet the credit needs of its assessment area(s) by considering the following criteria:

- 1) The bank's loan-to-deposit ratio, adjusted for seasonal variation, and, as appropriate, other lending-related activities, such as loan originations for sale to the secondary markets, community development loans, or qualified investments;
- 2) The percentage of loans, and as appropriate, other lending-related activities located in the bank's assessment area(s);
- 3) The geographic distribution of the bank's loans;
- 4) The bank's record of lending to and, as appropriate, engaging in other lending-related activities for borrowers of different income levels and businesses and farms of different sizes; and
- 5) The bank's record of taking action, if warranted, in response to written complaints about its performance in helping to meet credit needs in its assessment area(s).

GLOSSARY

Aggregate Lending: The number of loans originated and purchased by all reporting lenders in specified income categories as a percentage of the aggregate number of loans originated and purchased by all reporting lenders in the metropolitan area/assessment area.

American Community Survey (ACS): A nationwide United States Census survey that produces demographic, social, housing, and economic estimates in the form of five year estimates based on population thresholds.

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

Assessment Area: A geographic area delineated by the bank under the requirements of the Community Reinvestment Act.

Census Tract: A small, relatively permanent statistical subdivision of a county or equivalent entity. The primary purpose of census tracts is to provide a stable set of geographic units for the presentation of statistical data. Census tracts generally have a population size between 1,200 and 8,000 people, with an optimum size of 4,000 people. Census tract boundaries generally follow visible and identifiable features, but they may follow nonvisible legal boundaries in some instances. State and county boundaries always are census tract boundaries.

Combined Statistical Area (CSA): A combination of several adjacent metropolitan statistical areas or micropolitan statistical areas or a mix of the two, which are linked by economic ties.

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

Core Based Statistical Area (CBSA): The county or counties or equivalent entities associated with at least one core (urbanized area or urban cluster) of at least 10,000 population, plus adjacent counties having a high degree of social and economic integration with the core as measured through commuting ties with the counties associated with the core. Metropolitan and Micropolitan Statistical Areas are the two categories of CBSAs.

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

FFIEC-Estimated Income Data: The Federal Financial Institutions Examination Council (FFIEC) issues annual estimates which update median family income from the metropolitan and nonmetropolitan areas. The FFIEC uses American Community Survey data and factors in information from other sources to arrive at an annual estimate that more closely reflects current economic conditions.

Full-Scope Review: A full-scope review is accomplished when examiners complete all applicable interagency examination procedures for an assessment area. Performance under applicable tests is analyzed considering performance context, quantitative factors (e.g., geographic distribution, borrower profile, and total number and dollar amount of investments), and qualitative factors (e.g., innovativeness, complexity, and responsiveness).

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

Home Mortgage Disclosure Act (HMDA): The statute that requires certain mortgage lenders that do business or have banking offices in a metropolitan statistical area to file annual summary reports of their mortgage lending activity. The reports include such data as the race, gender, and the income of applicants; the amount of loan requested; and the disposition of the application (approved, denied, and withdrawn).

Home Mortgage Loans: Includes closed-end mortgage loans or open-end line of credits as defined in the HMDA regulation that are not an excluded transaction per the HMDA regulation.

Housing Unit: Includes a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied as separate living quarters.

Limited-Scope Review: A limited scope review is accomplished when examiners do not complete all applicable interagency examination procedures for an assessment area. Performance under applicable tests is often analyzed using only quantitative factors (e.g., geographic distribution, borrower profile, total number and dollar amount of investments, and branch distribution).

Low-Income: Individual income that is less than 50 percent of the area median income, or a median family income that is less than 50 percent in the case of a geography.

Market Share: The number of loans originated and purchased by the institution as a percentage of the aggregate number of loans originated and purchased by all reporting lenders in the metropolitan area/assessment area.

Median Income: The median income divides the income distribution into two equal parts, one having incomes above the median and other having incomes below the median.

Metropolitan Division (MD): A county or group of counties within a CBSA that contain(s) an urbanized area with a population of at least 2.5 million. A MD is one or more main/secondary

counties representing an employment center or centers, plus adjacent counties associated with the main/secondary county or counties through commuting ties.

Metropolitan Statistical Area (MSA): CBSA associated with at least one urbanized area having a population of at least 50,000. The MSA comprises the central county or counties or equivalent entities containing the core, plus adjacent outlying counties having a high degree of social and economic integration with the central county or counties as measured through commuting.

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

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

Multi-family: Refers to a residential structure that contains five or more units.

Nonmetropolitan Area (also known as non-MSA): All areas outside of metropolitan areas. The definition of nonmetropolitan area is not consistent with the definition of rural areas. Urban and rural classifications cut across the other hierarchies. For example, there is generally urban and rural territory within metropolitan and nonmetropolitan areas.

Owner-Occupied Units: Includes units occupied by the owner or co-owner, even if the unit has not been fully paid for or is mortgaged.

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

Rural Area: Territories, populations, and housing units that are not classified as urban.

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

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

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

Urban Area: All territories, populations, and housing units in urbanized areas and in places of 2,500 or more persons outside urbanized areas. More specifically, “urban” consists of territory, persons, and housing units in places of 2,500 or more persons incorporated as cities, villages, boroughs (except in Alaska and New York), and towns (except in the New England states, New York, and Wisconsin).

“Urban” excludes the rural portions of “extended cities”; census designated place of 2,500 or more persons; and other territory, incorporated or unincorporated, including in urbanized areas.