



## **PUBLIC DISCLOSURE**

February 13, 2023

### **COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION**

First National Bank of Coleraine  
Charter Number 8322

600 Powell Avenue  
Coleraine, MN 55722

Office of the Comptroller of the Currency

222 South Ninth Street  
Suite 800  
Minneapolis, MN 55402-3393

**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 that support this rating include:

- The First National Bank of Coleraine (FNB Coleraine, FNB, or the bank) originated a substantial majority of loans inside its assessment area (AA).
- The distribution of consumer loans among borrowers of different income levels is excellent, and the distribution of home mortgage loans among borrowers of different income levels is reasonable.
- The distribution of consumer and home mortgage loans across different income level geographies is reasonable given performance context.
- The bank's loan-to-deposit (LTD) ratio is reasonable given the bank's size, financial condition, and comparison to similar situated financial institutions within the bank's market.
- The bank did not receive any complaints during the evaluation period related to the Community Reinvestment Act (CRA).

### Loan-to-Deposit Ratio

The First National Bank of Coleraine's net LTD ratio is reasonable given the bank's size, financial condition, and credit needs of the AA. The bank's LTD ratio averaged 39.2 percent over the 12 quarters since the prior CRA examination. The bank's quarterly LTD ratio ranged from a low of 32.1 percent in December of 2021 to a high of 45.8 percent in March of 2019.

The bank's LTD ratio is not reflective of all lending activity. FNB sells residential real estate mortgages on the secondary market which are not reflected in the LTD ratio. When the secondary market mortgage sales are included in the LTD analysis the bank's average LTD ratio increases marginally to 41.6 percent.

The bank's LTD ratio ranked fourth among five similarly situated institutions. Similarly situated institutions are defined as operating in Itasca or St. Louis County, Minnesota and having total assets between \$90.5 million and \$281.8 million, as of December 31, 2021. The bank's LTD ratio is reasonable considering the bank's overall conservative credit culture and focus on consumer and residential real estate lending (RRE). Consumer and RRE loans are typically smaller in dollar amount in comparison to commercial loans. Additionally, strong competition from other financial institutions in the AA, soft loan demand, and the overall geographic size of the AA impact the bank's LTD ratio. Given this performance context, the bank's LTD ratio is reasonable.

<b>Loan-to-Deposit Ratios for Similarly Situated Banks</b>		
<b>Bank</b>	<b>Total Assets as of 12/31/2021 \$(000s)</b>	<b>Average LTD Ratio 1Q2019 to 4Q2021 (%)</b>
Grand Rapids State Bank	281,812	75.3
The Miners National Bank of Eveleth	91,425	56.8
Security State Bank of Hibbing	178,793	50.3

<b>The First National Bank of Coleraine</b>	<b>110,453</b>	<b>39.2</b>
First National Bank	90,532	39.1
<i>Source: Call Report Data from January 31, 2019, to December 31, 2021.</i>		

## Lending in Assessment Area

The First National Bank of Coleraine originated a substantial majority of its loans inside its AA.

To evaluate the bank's lending inside and outside its AA, we selected a sample of 20 home mortgage loans and 20 consumer loans originated or purchased during the evaluation period. Home mortgage and consumer loans are the bank's primary products within the AA. The bank originated or purchased 88 percent of loans by number and 75 percent of loans by dollar volume inside the AA during the evaluation period.

<b>Lending Inside and Outside of the Assessment Area</b>										
<b>Loan Category</b>	<b>Number of Loans</b>				<b>Total</b>	<b>Dollar Amount of Loans \$(000s)</b>				
	<b>Inside</b>		<b>Outside</b>			<b>Inside</b>		<b>Outside</b>		<b>Total</b>
	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>		<b>\$</b>	<b>%</b>	<b>\$</b>	<b>%</b>	
Home Mortgage	15	75	5	25	20	2,264	72	882	28	3,146
Consumer	20	100	0	0	20	340	100	0	0	340
<b>Total</b>	<b>35</b>	<b>88</b>	<b>5</b>	<b>13</b>	<b>40</b>	<b>2,605</b>	<b>75</b>	<b>882</b>	<b>25</b>	<b>3,486</b>
<i>Source: Bank Data</i>										
<i>Due to rounding, totals may not equal 100.0%</i>										

## Description of Institution

FNB Coleraine is a \$107 million institution with two offices located in northern Minnesota. FNB Coleraine is wholly owned by Jan-Mar Holding Company. The main office is located in Coleraine, Minnesota and an additional branch operates in nearby La Prairie, Minnesota. Both locations have drive-up windows, night depositories, and automated teller machines (ATMs). The bank does not own any deposit taking ATMs. Additionally, the bank did not open or close any branches since the prior CRA examination in February 2019. No merger or acquisition activities affected the bank during the evaluation period. The bank has no affiliates or subsidiaries.

The bank offers traditional products and services. As of December 31, 2021, the bank's loan portfolio totaled \$36.7 million. By dollar volume the portfolio is comprised of 59 percent commercial loans, 33 percent RRE loans, and 8 percent consumer loans. While commercial loans currently make up most of the loan portfolio by dollar volume, the majority of loans originated or purchased during the evaluation period were RRE loans (70 percent by dollar volume) and consumer loans (55 percent by number volume).

The bank has one AA that includes all 11 Census Tracts (CTs) within Itasca County. The AA is not within a metropolitan statistical area (MSA). The AA is reasonable, meets regulatory requirements, and does not arbitrarily exclude any low- or moderate-income (LMI) CTs.

FNB Coleraine received a satisfactory rating at its most recent CRA evaluation dated February 11, 2019. There are no financial, legal, or other factors impeding the bank's ability to help meet the credit needs in its AA.

## Scope of the Evaluation

### Evaluation Period/Products Evaluated

We evaluated FNB Coleraine's CRA performance utilizing small bank CRA procedures, which consists of the Lending Test. The evaluation period for the LTD ratio analysis covered the quarters ending March 31, 2019, through December 31, 2021. The complaints analysis period was February 11, 2019, through February 13, 2023. The evaluation period for the remaining portions of the Lending Test is January 1, 2019, through December 31, 2021.

We determined FNB Coleraine's primary loan products by reviewing the number of loans and dollar volume of loan originations and purchases during the evaluation period. We determined that home mortgage and consumer loans were the primary loan products as they represented the largest volume. The table below shows details of the bank's loan originations and purchases during the evaluation period.

<b>Bank Loan Originations and Purchases 2019-2021</b>		
<i>Loan Type</i>	<i>Volume by #</i>	<i>Volume by \$</i>
Home Mortgage	28%	70%
Consumer	55%	12%
Commercial	17%	18%
<i>Source: Bank loan origination reports for 2019-2021</i>		

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 Coleraine is not subject to the CRA Community Development (CD) test due to the bank's size.

### Selection of Areas for Full-Scope Review

First National Bank of Coleraine has one AA, which is referred to as the Coleraine AA throughout this performance evaluation. The Coleraine AA is not located within a MSA. The Coleraine 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 State Ratings for a full description of the AA and community profile.

### Data Integrity

The bank is exempt from reporting Home Mortgage Disclosure Act (HMDA) data. Given the bank is not a HMDA reporter, we did not conduct a HMDA Data Integrity examination prior to the CRA examination. To evaluate the bank's performance, we selected loan samples of the bank's primary products (consumer and home mortgage loans). We selected random samples of 20 home mortgage loans and 20 consumer loans from the evaluation period to complete the analysis of lending within the AA, borrower distribution, and geographic distribution portions of the Lending Test analysis.

## **Ratings**

FNB Coleraine's overall rating is based on the lending performance within the Coleraine AA. The bank's lending performance was evaluated on five performance criteria: the loan-to-deposit ratio, lending in the AA, lending to borrowers of different incomes, geographic distribution of loans, and responses to CRA related complaints. Home mortgage loans and consumer loans were given equal weight in the analysis.

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

Pursuant to 12 CFR 25.28(c), in determining a national bank's 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 Bureau of Consumer Financial Protection, as applicable.

The OCC has not identified that this institution (or any affiliate whose loans have been considered as part of the institution's lending performance) 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 Minnesota

CRA rating for the State of Minnesota: **Satisfactory**.

The Lending Test is rated: **Satisfactory**.

The major factors that support this rating include:

- The bank originated a substantial majority of loans inside its assessment area (AA).
- The distribution of consumer loans among borrowers of different income levels is excellent, and the distribution of home mortgage loans among borrowers of different income levels is reasonable.
- The distribution of consumer and home mortgage loans across different income level geographies is reasonable given performance context.
- The bank's loan-to-deposit (LTD) ratio is reasonable given the bank's size, financial condition, and comparison to similar situated financial institutions within the bank's market.
- The bank did not receive any complaints during the evaluation period related to the CRA.

### Description of Institution's Operations in Minnesota

FNB Coleraine has a main office that is located in Coleraine, Minnesota and an additional branch that operates in nearby La Prairie, Minnesota. Both locations have drive-up windows, night depositories, and automated teller machines (ATMs). The bank does not own any deposit taking ATMs.

The bank's single AA in the state includes all of Itasca County. The AA consists of eleven CTs. There were 3 CTs designated as moderate-income and 8 CTs designated as middle-income during the evaluation period; there were no low- or upper-income CTs inside the AA. There were no changes to the AA during the evaluation period.

Financial competition within Itasca County is strong. The Federal Deposit Insurance Corporation Deposit Market Share Report as of June 30, 2022, notes that there are 9 financial institutions operating within Itasca County. Of those 9 institutions, FNB Coleraine holds the fifth largest market share with \$101 million in deposits or 10.49 percent of the market share. Grand Rapids State Bank and Park State Bank control most of the market and operate several branches in the county. Collectively, these two banks have 7 branches within the county and hold \$433 million, or 44.94 percent of the market share. Additionally, Wells Fargo operates only one branch within the county, but holds \$131 million, or 13.66 percent of the market share.

As part of this review, we contacted a member of the community to gain an understanding of the economic conditions of the area, credit needs in the area, and involvement of local financial institutions. We spoke to an individual who works as a Realtor in Itasca County. They stated that there is a low supply of houses on the market resulting in a severe housing shortage. There is a need in the county for affordable single-family homes, as a majority of the homes that are on the market have average listing prices around \$500 thousand. There hasn't been any new construction in Coleraine in recent years due to high lumber and building material costs. Overall, the area is growing and needs more housing. They also stated they believe local banks in the area are meeting the credit needs of the communities.

The following table provide demographic information on the Coleraine AA. We analyzed and incorporated relevant demographic information from the AA in the Lending Test to evaluate the bank's performance in home mortgage and consumer lending.

<b>Table A – Demographic Information of the Assessment Area</b>						
<b>Assessment Area: Coleraine Non-MSA AA</b>						
<b>Demographic Characteristics</b>	<b>#</b>	<b>Low % of #</b>	<b>Moderate % of #</b>	<b>Middle % of #</b>	<b>Upper % of #</b>	<b>NA* % of #</b>
Geographies (Census Tracts)	11	0.0	27.3	72.7	0.0	0.0
Population by Geography	45,354	0.0	34.7	65.3	0.0	0.0
Housing Units by Geography	27,144	0.0	28.0	72.0	0.0	0.0
Owner-Occupied Units by Geography	15,076	0.0	28.3	71.7	0.0	0.0
Occupied Rental Units by Geography	3,889	0.0	57.9	42.1	0.0	0.0
Vacant Units by Geography	8,179	0.0	13.1	86.9	0.0	0.0
Businesses by Geography	3,736	0.0	42.3	57.7	0.0	0.0
Farms by Geography	132	0.0	27.3	72.7	0.0	0.0
Family Distribution by Income Level	12,878	22.2	21.4	23.9	32.5	0.0
Household Distribution by Income Level	18,965	24.4	16.5	21.9	37.2	0.0
Median Family Income Non-MSAs - MN		\$63,045	Median Housing Value			\$156,898
			Median Gross Rent			\$668
			Families Below Poverty Level			9.3%
<i>Source: 2015 ACS and 2021 D&amp;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 Minnesota

The Minnesota state rating is based solely on the results of the Coleraine AA. As indicated previously, this is the bank's only AA, and it received a full-scope review. We based the Lending Test conclusions on home mortgage and consumer lending, the bank's primary products.

## Lending Test

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

Based on a full scope review, the bank's performance in the **Coleraine AA** is **Satisfactory**.

## Conclusions for Area Receiving a Full-Scope Review

Based on a full-scope review, the bank's performance in the state of Minnesota is reasonable.



We took into consideration certain factors that may have contributed to the bank's dispersion of residential real estate and consumer loans, including competition from other financial institutions, proximity, and availability.

There is a significant amount of competition within the bank's AA, especially in areas designated as moderate-income. Both bank branches are located in or are near a moderate-income CT, but this is where there is the most financial competition. There are 8 other financial institutions with 16 branches in Itasca County, most of these branches are located within close proximity to FNB Coleraine's branches.

Furthermore, FNB Coleraine is the only bank east of Grand Rapids, approximately 20 miles away. The geography east of Grand Rapids is entirely designated as middle-income. This may skew the bank's lending towards middle-income CTs as there is limited competition in middle-income CTs and significant competition in other areas within the bank's AA, particularly in closer proximity to the moderate-income CTs in the AA. One of the 3 moderate-income tracts is located 20 miles from Coleraine and is a part of the Leech Lake Indian Reservation. Lending opportunities here may be hindered by special lending programs offered by other banks located closer to this CT.

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

The bank exhibits a reasonable distribution of loans to individuals of different income levels.

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

FNB Coleraine exhibits reasonable distribution of home mortgage loans to LMI borrowers in the AA. The high and increasing 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 Minnesota section of appendix D for the facts and data used to evaluate the borrower distribution of the bank's home mortgage loan originations and purchases.

For the 2019 through 2021 evaluation period, the bank's home mortgage lending to LMI borrowers is reasonable. The bank originated 30 percent of its loans to moderate-income borrowers, which exceeds both the 21.4 percent of moderate-income households in the AA and the 14.9 percent of aggregate lending that occurred to moderate-income borrowers. The bank originated 5 percent of its loans to low-income borrowers, which is below the 22.2 percent of low-income households in the AA, but similar to the 6.9 percent of aggregate lending that occurred to low-income borrowers. In aggregate, the bank originated 35 percent of its loans to LMI borrowers which is below the 43.6 percent of LMI households within the AA, but significantly above the 21.8 percent of aggregate lending from other financial institutions to LMI borrowers.

#### ***Consumer Loans***

FNB Coleraine's distribution of consumer loans among borrowers of different income levels is excellent. Refer to Table V in the state of Minnesota section of appendix D for the facts and data used to evaluate the borrower distribution of the bank's consumer loan originations and purchases.

For the 2019 through 2021 evaluation period, the bank's consumer lending to LMI borrowers is excellent. The bank originated 30 percent of its loans to low-income borrowers, which exceeds the 24.4

percent of low-income households in the AA. The bank originated 40 percent of its loans to moderate-income borrowers, which is significantly above the 16.5 percent of moderate-income households in the AA. In aggregate, the bank originated 70 percent of its loans to LMI borrowers which is significantly above the 40.9 percent of LMI households within the AA.

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

The bank exhibits overall poor geographic distribution of loans. The bank's AA contains no low-income CTs, so our analysis focused on lending in the moderate-income CTs. We took into consideration certain factors that may have contributed to the bank's dispersion of residential real estate and consumer loans, including competition from other financial institutions and both number and location of FNB's branch locations in proximity to moderate-income CTs. Performance context was considered to adjust from the "poor" distribution found in transaction testing results.

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

FNB Coleraine exhibits a reasonable distribution of home mortgage loans across different income level geographies in the AA given performance context. Refer to Table O in the state of Minnesota 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.

For the 2019 through 2021 evaluation period, the banks home mortgage lending in moderate-income CTs is satisfactory given performance context. The bank originated 20 percent of its home mortgage loans in moderate-income CTs, which is below both the 28.3 percent of the AA's owner-occupied housing units that are located in moderate-income CTs and the 27.8 percent of aggregate lending that occurred in moderate-income CTs. Performance context was considered to adjust from the "poor" distribution found in transaction testing results. Performance context includes the distance FNB Coleraine branches are in relation to moderate-income CTs, traffic patterns, and the high level of competition within the moderate-income CTs. The primary branch in Coleraine is located in a middle-income CT. The bank does have a branch located in Grand Rapids, MN which is located in a moderate-income CT; however, there is significant competition in this area with 9 financial institutions operating in Grand Rapids. FNB Coleraine only holds approximately 10 percent of the deposit market share, with the top 4 bank's holding approximately 70 percent of the total market share. In addition, FNB Coleraine focuses more on small business and commercial lending out of their Grand Rapids branch given the proximity to a more urban area compared to Coleraine. Moderate-income CTs throughout the bank's AA are better served by other financial institutions due to the high level of competition and limited number of FNB Coleraine branch locations.

#### ***Consumer Loans***

FNB Coleraine exhibits a reasonable distribution of consumer loans across different income level geographies in the AA given performance context. Refer to Table U in the state of Minnesota section of appendix D for the facts and data used to evaluate the geographic distribution of the bank's consumer loan originations and purchases.

For the 2019 through 2021 evaluation period, the banks consumer lending in moderate-income CTs is satisfactory given performance context. The bank originated 20 percent of its consumer loans in moderate-income CTs, which is below the 34.4 percent of moderate-income households in the AA.

Performance context was considered to adjust from the “poor” distribution found in transaction testing results.

### **Responses to Complaints**

During the evaluation period, there were no complaints related to FNB Coleraine’s performance in meeting the AA’s credit needs.

## 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 MSAs and non-MSAs 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>	01/01/2019 to 12/31/2021 • Complaints – 02/11/2019 to 02/13/2023	
<b>Bank Products Reviewed:</b>	Home Mortgage Loans Consumer Loans	
<b>Affiliate(s)</b>	<b>Affiliate Relationship</b>	<b>Products Reviewed</b>
N/A	N/A	N/A
<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>Minnesota</b>		
Coleraine Non- MSA AA	Full-Scope	The AA includes all 11 CTs located in Itasca County.

## Appendix B: Summary of State Ratings

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RATINGS – The First National Bank of Coleraine	
<b>Overall Bank:</b>	<b>Lending Test Rating</b>
The First National Bank of Coleraine	Satisfactory
<b>State:</b>	
Minnesota	Satisfactory

## 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.

**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 (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 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.

**Rating Area:** A rated area is a state or multi-state 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 multi-state metropolitan statistical area, the institution will receive a rating for the multi-state metropolitan statistical area.

**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

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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/assessment area. 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 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/assessment area. The table also presents aggregate peer data for the years the data is available.
- Table U. Assessment Area Distribution of Consumer 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 households in those geographies.
- Table V. Assessment Area Distribution of Consumer 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 households by income level in each MMSA/assessment area.

<b>Table O: Assessment Area Distribution of Home Mortgage Loans by Income Category of the Geography</b>																				<b>2019-2021</b>		
Assessment Area:	Total Home Mortgage Loans				Low-Income Tracts			Moderate-Income Tracts			Middle-Income Tracts			Upper-Income Tracts			Not Available-Income Tracts					
	#	\$	% of Total	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			
Coleraine	20	3,246	100.0	2,138	0.0	0.0	0.0	28.3	20.0	27.8	71.7	80.0	72.2	0.0	0.0	0.0	0.0	0.0	0.0			
<i>Source: 2015 ACS; 01/01/2019 - 12/31/2021 Bank Data, 2019 HMDA Aggregate Data, "--" data not available.                      Due to rounding, totals may not equal 100.0%</i>																						

<b>Table P: Assessment Area Distribution of Home Mortgage Loans by Income Category of the Borrower</b>																				<b>2019-2021</b>		
Assessment Area:	Total Home Mortgage Loans				Low-Income Borrowers			Moderate-Income Borrowers			Middle-Income Borrowers			Upper-Income Borrowers			Not Available-Income Borrowers					
	#	\$	% of Total	Overall Market	% Families	% Bank Loans	Aggregate	% Families	% Bank Loans	Aggregate	% Families	% Bank Loans	Aggregate	% Families	% Bank Loans	Aggregate	% Families	% Bank Loans	Aggregate			
Coleraine	20	3,246	100.0	2,138	22.2	5.0	6.9	21.4	30.0	14.9	23.9	5.0	24.7	32.5	60.0	37.2	0.0	0.0	16.0			
<i>Source: 2015 ACS; 01/01/2019 - 12/31/2021 Bank Data, 2019 HMDA Aggregate Data, "--" data not available.                      Due to rounding, totals may not equal 100.0%</i>																						

Table U: Assessment Area Distribution of Consumer Loans by Income Category of the Geography													2019-2021	
Assessment Area:	Total Consumer Loans			Low-Income Tracts		Moderate-Income Tracts		Middle-Income Tracts		Upper-Income Tracts		Not Available-Income Tracts		
	#	\$	% of Total	% of Households	% Bank Loans	% of Households	% Bank Loans	% of Households	% Bank Loans	% of Households	% Bank Loans	% of Households	% Bank Loans	
Coleraine	20	340	100.0	0.0	0.0	34.4	20.0	65.6	80.0	0.0	0.0	0.0	0.0	

*Source: 2015 ACS; 01/01/2019 - 12/31/2021 Bank Data.  
Due to rounding, totals may not equal 100.0%*

Table V - Assessment Area Distribution of Consumer Loans by Income Category of the Borrower													2019-2021	
Assessment Area:	Total Consumer Loans			Low-Income Borrowers		Moderate-Income Borrowers		Middle-Income Borrowers		Upper-Income Borrowers		Not Available-Income Borrowers		
	#	\$	% of Total	% of Households	% Bank Loans	% of Households	% Bank Loans	% of Households	% Bank Loans	% of Households	% Bank Loans	% of Households	% Bank Loans	
Coleraine	20	340	100.0	24.4	30.0	16.5	40.0	21.9	15.0	37.2	15.0	0.0	0.0	

*Source: 2015 ACS; 01/01/2019 - 12/31/2021 Bank Data.  
Due to rounding, totals may not equal 100.0%*