



**NEW YORK STATE BANKING DEPARTMENT
CONSUMER SERVICES DIVISION**

One State Street
New York, NY 10004

PUBLIC SUMMARY

**COMMUNITY REINVESTMENT ACT
PERFORMANCE EVALUATION**

Date of Evaluation: December 31, 2001

Institution: Chemung Canal Trust Company
One Chemung Canal Plaza
Elmira, NY 14902-1522

Note: This evaluation is not an assessment of the financial condition of this institution. The rating assigned does not represent an analysis, conclusion or opinion of the New York State Banking Department concerning the safety and soundness of this financial institution.

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GENERAL INFORMATION

This document is an evaluation of the Community Reinvestment Act (“CRA”) performance of Chemung Canal Trust Company prepared by the New York State Banking Department. The evaluation represents the Banking Department’s current assessment and rating of the institution’s CRA performance based on an evaluation conducted as of December 31, 2001.

Section 28-b of the New York State Banking Law, as amended, requires that when evaluating certain applications, the Superintendent of Banks shall assess a banking institution’s record of helping to meet the credit needs of its entire community, including low and moderate income areas, consistent with safe and sound operations.

Part 76 of the General Regulations of the Banking Board implements Section 28-b and further requires that the Banking Department assess the CRA performance records of regulated financial institutions. Part 76 establishes the framework and criteria by which the Department will evaluate the performance. Section 76.5 further provides that the Banking Department will prepare a written report summarizing the results of such assessment and will assign to each institution a numerical CRA rating based on a 1 to 4 scoring system. The numerical scores represent an assessment of CRA performance as follows:

- (1) outstanding record of meeting community credit needs;
- (2) satisfactory record of meeting community credit needs;
- (3) needs to improve record of meeting community credit needs; and
- (4) substantial noncompliance in meeting community credit needs.

Section 76.5 further requires that the CRA rating and the written summary be made available to the public (“Evaluation”). Evaluations are primarily based on a review of performance tests and standards described in Section 76.7 and detailed in Sections 76.8 – 76.13. The tests and standards incorporate the 12 assessment factors contained in Section 28-b of the New York State Banking Law.

For explanation of technical terms used in this report, please consult the **GLOSSARY** at the back of this document.

OVERVIEW OF INSTITUTION'S PERFORMANCE

Overall Rating: Outstanding

Chemung Canal Trust Company (CCTC) is rated "1", indicating an outstanding record of helping to meet community credit needs. This rating is based on the following factors:

Lending Test - Outstanding

- ❖ The bank's level of HMDA-reportable and small business loans reflects excellent responsiveness to the credit needs of its assessment area.
 - CCTC had an 11.9% market share of the HMDA-reportable loans in 2000, ranking it first among 164 lenders, within its assessment area.
 - CCTC had a market share of 13.5% of the small business loans in 2000, ranking second among 48 lenders in its assessment area.
- ❖ The bank originated a substantial majority of its HMDA-reportable and small business loans in its assessment area.
 - Assessment area loans represented 90.5% of the number and 90.3% of the dollar volume of total HMDA-reportable lending by the bank in 2000. While declining to 88.9% of the number and 86.8% of the dollar volume, assessment area penetration remained strong in 2001.
 - Assessment area loans represented 94.2% of the number and 87.7% of the dollar volume of total small business lending by the bank in 2000. Assessment area penetration increased in 2001, to 95.2% of the number and 89.6% of the dollar volume of all small business loans extended.
- ❖ CCTC's geographic distribution of HMDA-reportable and small business loans based on census tract income reflects an excellent penetration throughout its assessment area.
 - The bank achieved an LMI area penetration for HMDA-reportable loans of 11.8% in 2000, significantly exceeding the aggregate's ratio of 8.8%. While decreasing to 9.5% in 2001, CCTC's LMI area penetration remained above the prior year aggregate and is deemed excellent.
 - The bank achieved an LMI area penetration for small business loans of 25.7% in 2000, significantly exceeding the aggregate's ratio of 15.6%. While declining to 23.0% in 2001, CCTC's LMI area penetration remained above the prior year's aggregate and is deemed excellent.
- ❖ The bank's distribution of loans reflects a good penetration among customers of different income levels and businesses of different sizes.
 - CCTC's distribution of HMDA reportable loans reflects an excellent penetration among

customers of different income levels. The bank achieved LMI borrower penetration ratios of 34.8% in 2000 and 30.7% in 2001. The 2000 aggregate achieved a ratio of 28.9%.

- CCTC's distribution of small business loans reflects a good penetration among business of different sizes. In 2000, the bank extended 34.5% of its small business loans to businesses with gross annual revenues of less than \$1 million, trailing the aggregate's ratio of 40.3%. The bank's ratio increased in 2001, to 39.9%, nearly on par with the prior year's aggregate.
- ❖ CCTC is a leading maker of community development loans, which totaled \$9.4 million during this evaluation period. The entire amount was comprised of new money.
- ❖ The bank makes use of innovative and or flexible lending practices in serving the credit needs of its assessment area.

Investment Test – Outstanding

- ❖ CCTC's has an excellent level of qualified investments and grants, which totaled \$8.4 million. Approximately 40.5% was new money.
- ❖ Total qualified investments included 122 non-recoverable grants totaling \$235.4 thousand. This is a significant volume for an institution of its size.
- ❖ CCTC's qualified investments address the credit needs of its assessment area.

Services Test – Outstanding

- ❖ CCTC's retail delivery system is readily accessible to all portions of its assessment area.
- ❖ CCTC has 14 retail branches, two (14.3%) of which were in LMI areas and six (42.9%) of which were located in non-LMI areas adjacent to LMI areas.
- ❖ The bank's alternative delivery mechanisms include eight off-site ATMs, of which two (25.0%) were in LMI areas and another two (25.0%) were in non-LMI areas adjacent to LMI areas.
- ❖ CCTC is a leader in providing community development services within its assessment area.
 - CCTC co-sponsored or participated in ten workshops or events involving promoting affordable housing, economic development and community services.
 - Nineteen officers and six staff members served in 26 community development organizations in various capacities.

This Evaluation was conducted based on a review of the 12 assessment factors set forth in Section 28-b of the New York State Banking Law and Part 76 of the General Regulations of the Banking Board.

PERFORMANCE CONTEXT

Institution's Profile:

Founded in 1833, Chemung Canal Trust Company (CCTC) is a full service (community) commercial bank, with full trust powers, headquartered in Elmira, Chemung County in the Southern Tier region (south-central region) of New York State.

The bank is a wholly owned subsidiary of Chemung Financial Corporation (CFC), a one-bank holding company also headquartered in Elmira. The corporation's other subsidiary is CFS Group, Inc (CFS), a financial services company that commenced operations in September 2001. The corporation, through CCTC and CFS, provides a wide range of banking, financing, fiduciary and other financial services to its local market area.

On December 31, 2001, CCTC operated 14 full-service banking offices in four counties, each of which had an Automated Teller Machine ("ATM"). In addition, the bank had eight off-site, non-deposit taking ATM locations within its assessment area.

On September 30, 2001, the bank's Consolidated Reports of Condition and Income showed total assets of \$726.3 million, of which \$420.7 million were loans and lease financings and \$224.8 million were investments. CCTC's deposits totaled \$546.8 million. The bank is primarily a small business and residential real estate lender.

According to the latest available comparative deposit data, dated June 30, 2001, the bank had total deposits of \$524.8 million (out of \$2.3 billion), ranking CCTC first among 19 institutions within the assessment area. CCTC had a deposit market share of 30.4% in its home county (Chemung), ranking first among nine banks with a presence in the county. The bank's deposits in Chemung County accounted for 62.5% of its total deposits.

The following chart details CCTC's deposit market share and ranking in each of the four counties where the bank has a presence:

| Distribution of Deposits by County as of June 30, 2001 | | | |
|---|--------------------|------------------|-----------------------|
| County | Deposits (\$000's) | Market Share (%) | Ranking |
| Chemung | 327,813 | 30.4% | 1 st of 9 |
| Schuyler | 43,873 | 37.7% | 2 nd of 5 |
| Steuben | 93,600 | 13.0% | 4 th of 10 |
| Tioga | 59,502 | 17.4% | 2 nd of 8 |
| Total Deposits | 524,788 | N/A | N/A |

The bank offers a wide variety of lending products including:

- ◆ Commercial Loans
 - Bridge Loans

- Business Manager Loans
 - Farm and Industrial Equipment Loans
 - Commercial Mortgage Loans
 - Commercial Credit Cards and Lines of Credit
 - Small Business Administration (SBA) Guaranteed Loans
 - Term and Working Capital Loans
 - Domestic Letters of Credit
- ◆ Real Estate Mortgages
 - Fixed and Adjustable Rate Residential Mortgages
 - Affordable Housing Programs
 - ◆ Consumer Loans
 - Home Equity and Home Improvement Loans
 - Mobile Home Loans
 - Student Loans
 - Credit Builder Loans
 - Personal Loans and Credit Lines
 - Credit Cards (MasterCard and Visa Gold)

According to Schedule RC-C (Loans and Lease Financing Receivables) of the Consolidated Reports of Condition and Income, the following chart details the bank's gross loans on September 30, 2001, 2000 and 1999:

| TOTAL GROSS LOANS OUTSTANDING | | | | | | |
|--|----------------|--------------|----------------|--------------|----------------|--------------|
| LOAN TYPE | Sept. 30, 2001 | | Sept. 30, 2000 | | Sept. 30, 1999 | |
| | \$000 | % | \$000 | % | \$000 | % |
| 1-4 Residential Mortgage Loans | 146,521 | 34.4 | 137,248 | 36.1 | 135,454 | 39.3 |
| Commercial & Industrial Loans | 131,043 | 30.8 | 97,232 | 25.6 | 77,365 | 22.4 |
| Commercial Mortgage Loans | 44,150 | 10.4 | 39,949 | 10.5 | 41,112 | 11.9 |
| Multifamily Mortgages | 1,038 | 0.2 | 1,505 | 0.4 | 4,824 | 1.4 |
| Consumer Loans | 89,614 | 21.0 | 88,949 | 23.4 | 75,873 | 22.0 |
| Agricultural Loans | 16 | 0.0 | 45 | 0.0 | 70 | 0.0 |
| Construction Loans | 2,479 | 0.6 | 3,594 | 0.9 | 2,397 | 0.7 |
| Obligations of states & municipalities | 8,729 | 2.0 | 9,529 | 2.5 | 5,185 | 1.5 |
| Other Loans | 2,267 | 0.5 | 2,108 | 0.6 | 2,295 | 0.7 |
| Lease financing | 47 | 0.0 | 184 | 0.0 | 293 | 0.1 |
| Total Gross Loans | 425,904 | 100.0 | 380,343 | 100.0 | 344,868 | 100.0 |

CCTC's participation in governmentally insured, guaranteed or subsidized loan programs for housing, small business or small farms includes:

- ◆ U.S. Small Business Administration loans for working capital, machinery and equipment, or the acquisition of real estate for expansion.
- ◆ Regional Economic Development and Energy Corporation loans for business start-ups or

expansions that result in direct job creation or retention.

- ◆ New York Business Development Corporation loans form working capital, equipment or to renovate, construct or acquire real estate.

There are no legal or financial impediments that adversely impact the bank's ability to meet the credit needs of its assessment area.

Assessment Area:

The bank has defined its assessment area as follows: the entire Metropolitan Statistical Area (MSA) 2335 (Elmira), portion of MSA 0960 (Binghamton) and two Non-MSA areas (Schuyler County and part of Steuben County). The assessment area covers the entire counties of Chemung, Schuyler and Tioga and the eastern part of Steuben County. The area has 54 census tracts, of which one (1.9%) is a low-income tract, seven (13.0%) are moderate-income, 36 (66.6%) are middle-income and seven (13.0%) are upper-income tracts. In addition, there are three (5.6%) zero-income tracts.

According to the U.S. Census Bureau, in 1990, the assessment area had a population of 217.6 thousand, of which 14.1% (30.7 thousand) were over the age of 65 and 26.7% (58.1 thousand) were under the age of 16.

There were 58.1 thousand families in the assessment area, of which 18.4% (10.7 thousand) were low-income families, 18.9% (11.0 thousand) were moderate-income, 24.3% (14.1 thousand) were middle-income and 38.4% (22.3 thousand) were upper-income families. Of the 21.7 thousand LMI families, 18.3% (3.9 thousand) lived in LMI census tracts and they accounted for 60.0% of all the families (6.5 thousand) that lived in LMI tracts.

The assessment area had 88.3 thousand housing units in 1990, of which 80.2% (70.8 thousand) were 1-4 family units, 7.2% (6.3 thousand) were multifamily units and 11.7% (10.3 thousand) were mobile homes/trailers. Also, 66.1% (58.4 thousand) of all housing units were owner-occupied, of which 8.8% (5.1 thousand) were located in LMI areas. In addition, 25.5% (22.5 thousand) of all housing units were rental occupied and 23% (5.2 thousand) of these units were in LMI areas. Vacant or boarded up units made up 8.6% (7.6 thousand) of all housing units. In 1990, the median age of the housing was 36 years and the housing median value was \$56.4 thousand.

In 1990, the weighted average MSA/non-MSA median family income was \$32.6 thousand and the 2001 HUD estimated weighted average MSA/non-MSA median family income was \$40.9 thousand.

According to the 2001 Dun and Bradstreet survey, there were eight thousand businesses in the bank's assessment area, of which 88.1%, or 7.1 thousand, had revenues of \$1 million or less and 6.6%, or 532, had revenues greater than \$1 million. Businesses that did not report revenues accounted for 5.3%, or 423 businesses. Businesses with fewer than 50 employees accounted for 91.9%, or 7.4 thousand, of all the businesses in the assessment area. Moreover, 78.5% (6.3 thousand) of the businesses operated from a single location.

Furthermore, 39.4% (3.2 thousand) of all firms in the assessment area were in the services industry, 22.8% (1.8 thousand) were in the retail trade and 7.8% (621) were in the construction industry. In addition, 6.4% (511) were in the finance, insurance and real estate industry. A similar percentage was in the agricultural, forestry and fishing industry and 5.1% (407) were in manufacturing.

The assessment area appears reasonable based upon the locations of branches and lending patterns. There is no evidence that LMI areas are arbitrarily excluded.

Details of the Assessment Area:

Chemung County – Chemung County has 23 census tracts, of which one (4.4%) is a low-income tract, four (17.4%) moderate-income, 14 (60.9%) middle and three (13.0%) upper-income tracts. There is also one (4.4%) no income tract. MSA 2335 (Elmira) is comprised of Chemung County in its entirety.

According to the U.S. Census Bureau, Chemung County had a population of 95.2 thousand in 1990, which decreased by 4.3% to 91.1 thousand in 2000. Fifteen percent (14.3 thousand) of the 1990 population were over the age 65 and 22.8% (21.7 thousand) were under the age of 16.

The county had 24.9 thousand families, of which 18.9% (4.7 thousand) were low-income families, 18.9% (4.7 thousand) moderate, 23.2% (5.8 thousand) middle and 39.0% (9.7 thousand) upper-income families. Of the 9.4 thousand LMI families, 23.4% (2.2 thousand) lived in LMI tracts and they accounted for 70.2% of all the families (3.1 thousand) that lived in LMI tracts. Eight point nine percent (2.2 thousand) of all the families had income below the poverty level. There were 35.2 thousand households in the county and 11.8% (4.2 thousand) of these households had income below the poverty level.

In 1990, there were 37.3 thousand housing units, of which 84.4% (31.5 thousand) were 1-4 family units, 9.3% (3.5 thousand) multifamily units and 5.6% (2.1 thousand) mobile homes. Sixty-four point six percent (24.1 thousand) of the housing units were owner occupied and 6.9% (1.7 thousand) of these units were located in LMI tracts. A further 30.0% (11.2 thousand) were renter occupied and 34.8% (3.9 thousand) of these were in LMI tracts. Five point six percent of all housing units were vacant/boarded up. In 1990, the median age of the housing was 39 years and median value was \$52.6 thousand.

In 1990, the average median income for the county and MSA was \$32.0 thousand and the 2000 HUD estimated median family income for the MSA was \$42.3 thousand.

The U.S. Department of Commerce's Bureau of Economic Analysis reported that the largest sources of earnings in 1999 in the county were services (24.5%), durable goods manufacturing (22.2%) and state and local government (16.7%). In 1989, the major sources of

earnings were services (23.1%), durable goods manufacturing (21.2%) and state and local government (17.2%).

In 2001, according to a Dun and Bradstreet survey, there were 3.4 thousand businesses in the county, of which 3.0 thousand (88.0%) had revenues of \$1.0 million or less. Two hundred seventy four (8.8%) had revenues of more than \$1.0 million and 139 (4.0%) were businesses on which no revenues were reported. Seven hundred seventy-one (27.7%) of the small businesses were located in LMI census tracts. Nearly 91% (3.1 thousand) of all businesses had fewer than 50 employees and 74.5% (2.6 thousand) operated from a single location.

Nearly 40.5% (1.4 thousand) of all the firms were service providers, 24.0% (825) were in the retail trade, 7.5% (256) in construction, 6.5% (224) in finance, insurance and real estate and 5.2% (180) in the wholesale trade.

According to the New York State Department of Labor, the county's average unemployment rates were 4.8% in 2000 and 5.1% in 2001. The county's average unemployment rates were slightly above the corresponding New York State's average rates of 4.6% and 4.7%.

The State of New York has designated part of Chemung County as an Empire Zone (formerly Economic Development Zone). Based on community economic distress, part of the City of Elmira has been designated an Enterprise Zone. Firms located in this area may be eligible for assistance including various tax credits, such as wage tax credits, investment tax credits, zone capital credits, sales tax refunds, real property tax abatements, technical assistance and utility rate savings.

Tioga County – Tioga County has 11 census tracts, of which two (18.2%) are moderate-income tracts, five (45.4%) middle-income and two (18.2%) upper-income tracts. There are two (18.2%) zero-income tracts and there are no low-income tracts. Tioga County is part of MSA 0960 (Binghamton).

According to the U.S. Census Bureau, the county had a 1990 population of 52.3 thousand, which increased by 0.4%, to 52.5 thousand in 2000. Nearly 11% (5.7 thousand) of the 1990 population were over the age of 65 and 25.3% (13.2 thousand) were under the age of 16.

There were 14.5 thousand families in the county in 1990, of which 18.6% (2.7 thousand) were low-income families, 17.9% (2.6 thousand) moderate, 25.5% (3.7 thousand) middle and 37.2% (5.4 thousand) upper-income families. Of the 5.3 thousand LMI families, 24.5% (1.3 thousand) lived in LMI areas and accounted for 54.2% of all families (2.4 thousand) that lived in LMI areas. Seven percent (1.0 thousand) of all the families had income below the poverty level. There were 18.7 thousand households in the county of which 9.9% (1.9 thousand) had income below the poverty level.

In 1990, the area had 20.3 thousand housing units, of which 78.4% (15.9 thousand) were 1-4 family units, 3.8% (0.8 thousand) were multifamily units and 16.6% (3.4 thousand) were mobile homes. Seventy-three point three percent (14.8 thousand) of all housing units were owner-

occupied and 15.9% (2.4 thousand) of these units were in LMI geographies. Nineteen point seven percent (4.0 thousand) of all housing units were renter-occupied and 25.7% (1.0 thousand) of these were in LMI geographies. Approximately 7% (1.5 thousand) of all the housing units were vacant or boarded up. In 1990, the median age of the housing was 31 years and median value was \$69.8 thousand.

In 1990, the county median family income was \$36.0 thousand and the MSA median family income was \$35.9 thousand. The 2001 HUD estimated median family income for the MSA was \$44.7 thousand.

The largest sources of earnings in the county in 1999, according to the U.S. Department of Commerce's Bureau of Economic Analysis, were durable goods manufacturing (49.7%), state and local government (13.3%) and services (11.8%). In 1989, the major sources of earnings were durable goods manufacturing (58.2%), state and local government (11.2%) and services (11.1%).

In 2000, according to Dun and Bradstreet, there were 1.7 thousand businesses in Tioga County, of which 88.2% (1.5 thousand) had revenues of \$1 million or less and 5.2% (90) had revenues greater than \$1 million. Approximately 6.6% (113) were businesses on which no revenues were reported. Seventeen point three percent (201) of the small businesses were located in LMI census tracts. Approximately 94.5% (1.6 thousand) of all the businesses had fewer than 50 employees and 85.8% (1.5 thousand) operated from a single location.

Nearly 37%(631) of all the firms were service providers, 21.6% (371) were in the retail trade, 10.5% (180) were in agriculture, forestry and fishing, 10.1% (173) were in construction and 5.1% (88) were in finance, insurance and real estate.

According to the New York State Department of Labor, the county's average unemployment rates were 3.3% and 4.1% in 2000 and 2001, respectively, compared with the corresponding MSA 0960 average rates of 3.3% and 4.2%. The county's average unemployment rates were slightly lower than the New York State average rates of 4.6% and 4.7%.

The State of New York has designated parts of Tioga County as Empire Zones (formerly Economic Development Zone). The zones consist of three non-contiguous areas (Waverly/Barton area, the Owego area and the Apalachin area) all near the Susquehanna River. This designation was based on community economic distress. Firms located in these areas may be eligible for assistance including various tax credits, such as wage tax credits, investment tax credits, zone capital credits, sales tax refunds, real property tax abatements, technical assistance and utility rate savings.

Non-MSA

Schuyler County - The bank has elected to take the entire county Schuyler as part of its assessment area. There are 5 census tracts in the Schuyler County, all of which are middle-income tracts.

According to the U.S. Census Bureau, the county had a 1990 population of 18.7 thousand, which increased by 2.1% to 19.1 thousand in 2000. Fourteen point three percent (2.7 thousand) of the 1990 population were over the age of 65 and 23.9% (4.5 thousand) were under the age of 16.

There were 5.1 thousand families in the county in 1990, of which 19.6% (1.0 thousand) were low-income families, 21.6% (1.1 thousand) moderate, 27.5% (1.4 thousand) middle and 31.4% (1.6 thousand) upper-income families. Seven point three percent (370) of all the families had income below the poverty level. There were 6.8 thousand households in the county of which 9.8% (667) had income below the poverty level.

The county had 8.5 thousand housing units in 1990, of which 76.5% (6.5 thousand) were 1-4 family units, 2.3% (198) were multifamily units and 19.9% (1.7 thousand) were mobile homes. Sixty-two point two percent (5.3 thousand) of all housing units were owner-occupied and 18.3% (1.5 thousand) were renter-occupied. Nineteen point eight percent (1.7 thousand) of all the housing units were vacant or boarded up. In 1990, the median age of the housing was 37 years and the median value was \$48.6 thousand.

In 1990, the county median family income was \$29.5 thousand and the non-MSA areas median family income was \$31.5 thousand. The 2001 HUD estimated median family income for the non-MSA areas was \$41.4 thousand.

The U.S. Department of Commerce's Bureau of Economic Analysis reported that the largest sources of earnings in the county in 1999 were services (25.1%), state and local government (24.5%) and retail trade (13.1%). In 1989, the major sources were state and local government (21.8%), services (17.9%) and non-durable goods manufacturing (14.8%).

In 2001, according to Dun and Bradstreet, there were 772 businesses in the county, of which 87.3% (674) had revenues of \$1 million or less and 5.6% (43) had revenues greater than \$1 million. Seven point one percent (55) were businesses on which no revenues were reported. Ninety-two point six percent (715) of all businesses had fewer than 50 employees and 84.7% (654) operated from a single location.

Thirty-five point two percent (272) of all the firms were service providers, 20.6% (159) were in retail trade, 10.5% (81) were in agriculture, forestry and fishing, 7.0% (54) were in construction.

Another 6.1% (47) were in manufacturing, 5.7% (44) were in finance, insurance and real estate, 5.6% (43) were in transportation and communication and 5.2% (40) were in public administration.

According to the New York State Department of Labor, the county's average unemployment rates were 5.5% in 2000 and 6.4% in 2001, compared with the corresponding New York State average unemployment rates 4.6% and 4.7%.

Steuben County - The entire county has 30 census tracts, of which the bank has elected to

include 15 tracts within its assessment area. This area is in the eastern portion of the county and includes the townships of Wayne, Bradford, Bath, Urbana, Campbell, Hornby, Erwin, Corning, Lindley and Caton and the City of Corning.

Of the 15 tracts included in the assessment area, one (6.7%) is moderate-income tract, 12 (80.0%) middle-income and two (13.3%) upper-income tracts. There are no low-income and zero-income tracts in the portion of the county within the bank's assessment area.

According to the U.S. Census Bureau, this portion of the county had a population of 51.4 thousand in 1990, of which 15.6% (8.0 thousand) were over the age of 65 and 22.5% (11.6 thousand) were under the age of 16.

There were 13.7 thousand families in the area in 1990, of which 17.5% (2.4 thousand) were low-income families, 18.3% (2.5 thousand) moderate, 23.4% (3.2 thousand) middle- and 40.8% (5.6 thousand) upper-income families. Of the 4.9 thousand LMI families, 10.3% (509) families lived in the moderate-income tract and they accounted for 51.5% of all families (989) that lived in that tract. There were 19.9 thousand households in the area of which 11.0% (2.2 thousand) had income below the poverty level.

In 1990, the area had 22.3 thousand housing units, of which 76.2% (17.0 thousand) were 1-4 family units, 8.4% (1.9 thousand) were multifamily units and 14.2% (3.2 thousand) were mobile homes. Sixty-three point six percent (14.2 thousand) of all housing units were owner-occupied and 7.6% (1.1 thousand) of these were in the moderate-income tract. Twenty-five point nine percent (5.8 thousand) were renter-occupied and 4.7% (271) of these were in moderate-income tract. Ten point six percent (2.4 thousand) of all the housing units were vacant or boarded up. In 1990, the median age of the housing was 35 years and the median value was \$53.4 thousand.

In 1990, the Steuben County's median family income was \$32.8 thousand and the non-MSA areas median family income was \$31.5 thousand. The 2001 HUD estimated median family income for the non-MSA areas was \$41.4 thousand.

The U.S. Department of Commerce's Bureau of Economic Analysis reported that the largest sources of earnings in the county in 1999 were durable goods manufacturing (42.9%), services (18.3%) and state and local government (13.8%). In 1989, the major sources of earnings were durable goods manufacturing (46.1%), state and local government (13.4%) and services (12.2%).

According to Dun and Bradstreet, in 2000, there were 2.1 thousand businesses in the portion of the county within the bank's assessment area, of which 88.4% (1.8 thousand) had revenues of \$1 million or less. Six point zero percent (125) had revenues greater than \$1 million and 5.6% (116) were businesses on which no revenues were reported. Ninety-one point two percent (1.9 thousand) of all the businesses had fewer than 50 employees and 76.7% (1.6 thousand) operated from a single location.

Forty-one point four percent (863) of all the firms were service providers, 22.7% (474) were in retail trade, 7.4% (155) were in finance, insurance and real estate, 6.6% (138) were in construction. A further 6% (124) was in agriculture, forestry and fishing and 5% (104) were in manufacturing.

According to the New York State Department of Labor, the county's average unemployment rates were 4.9% in 2000 and 5.7% in 2001, compared with the corresponding New York State average unemployment rates 4.6% and 4.7%.

PERFORMANCE TESTS AND ASSESSMENT FACTORS

This performance evaluation incorporates a review of the bank's lending, investment, and service activities within the assessment area, during 2000 and 2001.

Statistics utilized in this evaluation were derived from various sources. In addition to loan information submitted by the bank, aggregate data for HMDA-reportable loans, small business and small farm loans were obtained from the Federal Financial Institutions Examination Council ("FFIEC") and PCI Services, Inc. CRA Wiz©, an external vendor. Demographic data, along with the 2000 HUD-estimated median family income, are from the 1990 U.S. Census data.

I. Lending Test: "Outstanding"

The bank's lending performance was evaluated pursuant to the following criteria: (1) Lending Activity; (2) Assessment Area Concentration; (3) Distribution of Lending based on Census Tract income; (4) Distribution of Lending based on Borrower Characteristics; (5) Community Development Lending; and (5) Innovative or Flexible Lending Practices.

Products considered include Home Mortgage Disclosure Act ("HMDA")-reportable and small business loans.

Lending Activity: Outstanding

The bank's level of HMDA-reportable and small business loans reflects excellent responsiveness to its assessment area credit needs.

HMDA-reportable Loans - In 2000, based upon the number of loans, the bank had a market share of 11.9% within its assessment area, ranking it first among 164 lenders. Market share reports for HMDA reportable loans made in 2001 were not available.

In 2000, CCTC originated 507 HMDA-reportable loans totaling \$16.8 million within its assessment area. In 2001, originations increased to 664 loans totaling \$28.2 million.

As shown in the following chart, the bank's HMDA-reportable loans were primarily comprised of home purchase, refinancing and home improvement loans.

| Distribution of HMDA-Reportable Loans by Products | | | | | | | | |
|--|-------------|---------------|------------------|---------------|-------------|---------------|------------------|---------------|
| PRODUCTS | 2000 | | | | 2001 | | | |
| | # | % | \$(000's) | % | # | % | \$(000's) | % |
| HOME PURCHASE | 135 | 26.6% | 9,834 | 58.5% | 159 | 23.9% | 13,222 | 46.9% |
| REFINANCING | 66 | 13.0% | 3,607 | 21.4% | 170 | 25.6% | 11,327 | 40.2% |
| MULTIFAMILY | 0 | 0.0% | - | 0.0% | 1 | 0.2% | 80 | 0.3% |
| HOME IMPROVEMENT | 306 | 60.4% | 3,373 | 20.1% | 334 | 50.3% | 3,539 | 12.6% |
| TOTAL | 507 | 100.0% | 16,814 | 100.0% | 664 | 100.0% | 28,168 | 100.0% |

The largest increase over the two-year period was in the refinance category.

The following chart shows the distribution of CCTC's HMDA-reportable loans in 2000 and 2001 according to MSAs and/or counties in its assessment area:

| DISTRIBUTION OF HMDA-REPORTABLE LOANS BY MSA | | | | | | | | |
|--|------------|---------------|---------------|---------------|------------|---------------|---------------|---------------|
| MSA | 2000 | | | | 2001 | | | |
| | # | % | \$000 | % | # | % | \$000 | % |
| Tioga | 40 | 7.9% | 995 | 5.9% | 54 | 8.1% | 1,887 | 6.7% |
| 0960 | 40 | 7.9% | 995 | 5.9% | 54 | 8.1% | 1,887 | 6.7% |
| Chemung | 341 | 67.3% | 10,430 | 62.0% | 438 | 66.1% | 17,122 | 61.0% |
| 2335 | 341 | 67.3% | 10,430 | 62.0% | 438 | 66.1% | 17,122 | 61.0% |
| Schuyler | 78 | 15.4% | 1,839 | 10.9% | 83 | 12.5% | 3,501 | 12.5% |
| Steuben | 48 | 9.5% | 3,550 | 21.1% | 88 | 13.3% | 5,578 | 19.9% |
| 9999 | 126 | 24.9% | 5,389 | 32.1% | 171 | 25.8% | 9,079 | 32.3% |
| TOTAL | 507 | 100.0% | 16,814 | 100.0% | 663 | 100.0% | 28,088 | 100.0% |

MSA 2335 (Chemung) – In 2000, in Chemung County, the bank had a market share of 18.4% based upon the number of loans originated, ranking it first among 123 lenders.

In 2000, 67.3% of the number of HMDA loans originated by the bank in its assessment area were made in this county, making it the bank's primary market for residential loans. The corresponding dollar volume for these loans accounted for 62.0% of the total dollar volume. In 2001, lending in Chemung County accounted for 66.1% of the number and 61.0% of the dollar volume of all HMDA loans made by the bank in its assessment area.

MSA 0960 (Binghamton-Tioga County) - In 2000, the bank had a market share of 4.0% based upon the number of loans originated, ranking it fourth among 97 lenders.

During 2000, lending in this area accounted for 7.9% of the total number and 5.9% of the dollar volume of all HMDA loans originated by the bank within its assessment area. In 2001, CCTC's HMDA loans originated in this county accounted for 8.1% of the total number of HMDA loans made by the bank. The corresponding dollar volume for these loans accounted for 6.7% of the total dollar volume.

Schuyler County – In 2000, in Schuyler County, the bank had a market share of 22.8% based upon the number of loans originated, ranking it first among 76 lenders.

In 2000, HMDA loans originated in this county accounted for 15.4% by number and 10.9% by dollar volume of all HMDA reportable loans originated by the bank in its assessment area. In 2001, the HMDA loans originated in this county accounted for 12.5% by number and 12.5% by dollar volume.

Steuben County – In 2000, in Steuben County, the bank had a market share of 4.4% based

upon the number of loans originated, ranking it seventh among 100 lenders.

In 2000, the HMDA loans originated in the portion of this county included in the assessment area accounted for 9.5% of the total number of loans made and 21.1% of the total dollar volume. In 2001, HMDA loans originated in this area accounted for 13.3% of the total number of loans made and 19.9% of the total dollar volume.

Small Business loans - In 2000, based upon the number of loans, CCTC had a market share of 13.5% of all small business loans made within its assessment area, ranking the bank second out of 48 lenders. Based upon the dollar volume of small business loans, the bank had a market share of 43.3%. Market share reports for small business loans made in 2001 were not available.

In 2000, CCTC originated 435 small business loans totaling \$61.7 million within its assessment area. In 2001, the bank originated 496 loans totaling \$60.5 million. Refer to the following chart for details.

| DISTRIBUTION OF SMALL BUSINESS LOANS BY MSA | | | | | | | | |
|---|------------|-------------|---------------|-------------|------------|-------------|---------------|-------------|
| MSA | 2000 | | | | 2001 | | | |
| | # | % | \$000 | % | # | % | \$000 | % |
| Tioga | 22 | 5.1% | 3,084 | 5.0% | 35 | 7.1% | 3,590 | 5.9% |
| 0960 | 22 | 5.1% | 3,084 | 5.0% | 35 | 7.1% | 3,590 | 5.9% |
| Chemung | 337 | 77.5% | 47,741 | 77.3% | 366 | 73.8% | 42,543 | 70.4% |
| 2335 | 337 | 77.5% | 47,741 | 77.3% | 366 | 73.8% | 42,543 | 70.4% |
| Schuyler | 35 | 8.0% | 3,652 | 6.0% | 28 | 5.6% | 3,142 | 5.2% |
| Steuben | 41 | 9.4% | 7,253 | 11.7% | 67 | 13.5% | 11,194 | 18.5% |
| 9999 | 76 | 17.4% | 10,905 | 17.7% | 95 | 19.1% | 14,336 | 23.7% |
| TOTAL | 435 | 100% | 61,730 | 100% | 496 | 100% | 60,469 | 100% |

MSA 2335 (Chemung) – In 2000, in Chemung County, the bank had a market share of 27.4% for small business loans based upon the number of loans originated, ranking it first among 32 lenders. Based upon the dollar volume of small business loans, CCTC had a market share of 63.7% in this county.

In 2000, small business loans made in Chemung County accounted for 77.5% of the total number of small business loans made by the bank in its assessment area, making it the bank’s primary market for small business loans. The corresponding dollar volume for these loans accounted for 77.3% of the total dollar volume. In 2001, the bank made 73.8% of its assessment area small business loans in this county and their corresponding dollar volume accounted for 70.4% of the total dollar volume.

MSA 0960 (Binghamton-Tioga County) – In 2000, in Tioga County, the bank had a market share of 3.6% for small business loans based upon the number of loans originated, ranking it tenth among 31 lenders. Based upon the dollar volume of small business loans, CCTC had a market share of 16.8% in this county.

In 2000, small business loans made in Tioga County accounted for 5.1% of the total number of small business loans made by the bank in its assessment area. The corresponding dollar volume for these loans accounted for 5.0% of the total dollar volume. In 2001, the bank made 7.1% of its assessment area small business loans in this county and their corresponding dollar volume accounted for 5.9% of the total dollar volume.

Schuyler County - In 2000, in Schuyler County, the bank had a market share of 13.4% for small business loans based upon the number of loans originated, ranking it second among 25 lenders. Based upon the dollar volume of small business loans, CCTC had a market share of 29.5% in this county.

In 2000, small business loans made in Schuyler County accounted for 8.0% of the total number of small business loans made by the bank in its assessment area. The corresponding dollar volume for these loans accounted for 6.0% of the total dollar volume. In 2001, the bank made 5.6% of its assessment area small business loans in this county and their corresponding dollar volume accounted for 5.2% of the total dollar volume.

Steuben County - In 2000, in Steuben Country, the bank had a market share of 3.7% for small business loans based upon the number of loans originated, ranking it seventh among 34 lenders. Based upon the dollar volume of small business loans, CCTC had a market share of 19.8% in this county.

In 2000, small business loans made in the portion of Steuben County included in the assessment area accounted for 9.4% of the total number of small business loans made by the bank in its assessment area. The corresponding dollar volume for these loans accounted for 11.7% of the total dollar volume. In 2001, the bank made 13.5% of its assessment area small business loans in this area and their corresponding dollar volume accounted for 18.5%% of the total dollar volume.

Assessment Area Lending: Outstanding

The bank originated a substantial majority of its HMDA-reportable and small business loans in the assessment area. Assessment area concentrations in both categories are deemed to be excellent.

HMDA - In 2000, CCTC originated 560 HMDA-reportable loans, of which 507 or 90.5% were made in its assessment area. With respect to the corresponding dollar volume, the bank's HMDA loans totaled of \$18.6 million, with \$16.8 million or 90.3% made in the assessment area. In 2001, the bank made a total of 747 HMDA loans totaling \$32.4 million. Of the total loans originated, 664 or 88.9% were originated in the assessment area. The corresponding dollar volume totaled \$28.2 million, or 86.8% of the total dollar volume.

Small Business Loans - In 2000, the bank made a total of 462 small business loans aggregating \$71.2 million. By number, 435 small business loans, or 94.2%, were made in the

bank's assessment area. By the corresponding dollar volume, \$61.7 million, or 87.7%, were made in the assessment area. In 2001, the bank made 521 small business loans totaling \$67.5 million. A total of 496 loans or 95.2% were originated in the assessment area, with a corresponding dollar volume of \$60.5 million or 89.6% of the total dollar volume.

Geographic Distribution of Loans: Outstanding

CCTC's geographic distribution of HMDA-reportable and small business loans based on census tract income reflects excellent penetration throughout its assessment area.

HMDA-reportable Loans - CCTC's distribution of HMDA-reportable loans reflects an excellent penetration among census tracts of different income levels.

In 2000, the bank originated 60 (11.8%) HMDA-reportable loans totaling \$1.3 million (7.9%) in LMI geographies within its assessment area. The bank's LMI percentages compared favorably with the corresponding HMDA aggregate percentages of 8.8% and 5.9% respectively. In 2001, the bank originated 63 loans (9.5%) totaling \$1.9 million (6.7%) in LMI geographies. The bank's LMI penetration ratios, by number and dollar volume, decreased when compared to the prior year's ratios but are still above the 2000 HMDA aggregates. HMDA aggregates for 2001 were not available.

A discussion of each MSA and/or county within the bank's assessment area follows:

MSA 2335 (Chemung) – In 2000, the bank originated 29 HMDA loans (8.5%) totaling \$465 thousand (4.5%) in LMI geographies in this county. The bank's LMI penetration ratios were slightly above the HMDA aggregate ratios of 7.4% and 4.2% respectively. In 2001, the bank originated 24 loans (5.5%) totaling \$432 thousand (2.5%) in LMI geographies. Although the number and dollar volume of loans made in LMI geographies declined slightly when compared to the prior year, the decline in the LMI penetration ratios is mainly the result of an increase in the total number and dollar volume of loans made.

MSA 0960 (Binghamton-Tioga County) – In 2000, CCTC originated 30 HMDA loans (75.0%) totaling \$805 thousand (80.9%) in LMI geographies in this county. The bank's 2000 LMI penetration ratios are substantially above the 2000 HMDA aggregates of 18.3% and 14.9% respectively. In 2001 the bank originated 34 loans (63.0%) totaling \$1.1 million (56.5%) in LMI geographies in the county. Although the actual number and dollar volume of loans originated in LMI geographies increased, the bank's LMI penetration ratios decreased due to an increase in the total number and dollar volume of loans made. Even with this decrease the bank's 2001 penetration ratios are well above the 2000 aggregate ratios.

Schuyler County - There are no LMI geographies in the county, hence, no discussion of the bank's performance in this county.

Steuben County - In 2000, the bank originate one HMDA loan (2.1%) totaling \$55 thousand (1.6%) in the portion of Steuben County included in the assessment area and as a result the

bank's penetration ratios were below the 2000 aggregates of 5.1% and 3.5% respectively. In 2001, the bank originated 5 loans (5.7%) totaling \$381 thousand (6.8%) in LMI geographies. The bank's 2001 penetration ratios are slightly above the 2000 HMDA aggregate ratios.

Small Business Loans - CCTC's geographic distribution of small business loans is excellent.

In 2000, the bank originated 112 (25.7%) small business loans totaling \$16.7 million (27.1%) in LMI geographies within its assessment area. The bank's LMI percentages compared favorably with the 2000 small business loans aggregates of 15.6% and 22.3% respectively. In 2001, the bank originated 114 small business loans (23.0%) totaling \$11.6 million (19.4%) in LMI geographies. In 2001, the bank's LMI penetration ratios decreased when compared to the prior year's but they are still in line with the 2000 small business loan aggregates. Small business loan aggregates for 2001 were not available.

A discussion of each of the MSAs and/or counties within the bank's assessment area follows:

MSA 2335 (Chemung) – In 2000, the bank originated 111 small business loans (32.9%) totaling \$16.7 million (34.9%) in LMI geographies in this county. The bank's LMI penetration ratios were above the small business loans aggregate ratios of 25.5% and 32.8% respectively. In 2001, the bank originated 102 small business loans (27.9%) totaling \$10.9 million (19.2%) in LMI geographies. The number and dollar volume of loans made in LMI geographies 2001 declined when compared to the prior year but the penetration ratio for the number of loans made in LMI geographies is still above the 2000 aggregate. CCTC penetration ratio for the amount of loans made in LMI geographies is slightly below the 2000 aggregate.

MSA 0960 (Binghamton- Tioga County) – In 2000, the bank did not originate any small business loans in LMI geographies in Tioga County, while the aggregate achieved LMI penetration ratios of 12.7% and 17.9% based upon the number and dollar volume of loans, respectively. However, in 2001, the bank originated 11 loans (31.4%) totaling \$869 thousand (24.2%) in LMI geographies in this county. The bank's 2001 penetration ratios for the number of loans made in LMI geographies and their dollar volume are above the 2000 aggregates.

Schuyler County - There are no LMI geographies in the county, hence, no discussion of the bank's performance in this county.

Steuben County – In 2000, the bank originate one small business loan (2.4%) totaling \$35 thousand (0.5%) in the portion of Steuben County included in the assessment area and as a result the bank's penetration ratios were below the small business loan 2000 aggregates of 5.6% and 5.9% respectively. In 2001, the bank originated one loan (1.5%) totaling \$35 thousand (0.3%) in LMI geographies. Although the number and amount of loans made in LMI geographies remained unchanged when compared to the prior year's; the penetration ratios declined due to an increase in the number of loans and dollar volume of loans made.

Borrower Characteristics: High Satisfactory

The bank's distribution of loans, within the assessment area, reflects a good penetration among customers of different income levels and businesses of different sizes.

HMDA-reportable Loans - CCTC's distribution of borrowers of its HMDA reportable loans reflect an excellent penetration among customers of different income levels.

In 2000, the bank extended 34.8% (176 loans) of its HMDA-reportable loans to LMI individuals within its assessment area compared with the 2000 HMDA loans aggregate of 28.9%. In 2001, the bank extended 30.7% (203 loans) of its HMDA loans to LMI individuals. Although the actual number of loans made to LMI borrowers increased, the percentage declined because of an increase in the total number of HMDA loans made. This lower percentage (30.7%) is still above the 2000 HMDA aggregate. The 2001 HMDA aggregates were not available.

| BORROWER INCOME LEVEL DISTRIBUTION OF HMDA LOANS | | | | | | | | |
|---|---------------|-------------|-------------|-------------|------------------|-------------|-------------|-------------|
| Borrower Income Level | Home Purchase | | Refinancing | | Home Improvement | | Total | |
| | Bank | Aggr. | Bank | Aggr. | Bank | Aggr. | Bank | Aggr. |
| 2000 | % | % | % | % | % | % | % | % |
| Low | 7.4 | 6.7 | 6.1 | 8.6 | 12.1 | 11.4 | 10.1 | 8.2 |
| Moderate | 30.4 | 21.2 | 15.2 | 19.4 | 24.2 | 21.1 | 24.7 | 20.7 |
| LMI Total | 37.8 | 27.9 | 21.3 | 28.0 | 36.3 | 32.5 | 34.8 | 28.9 |
| 2001 | | | | | | | | |
| Low | 5.0 | - | 1.8 | - | 15.3 | - | 9.4 | - |
| Moderate | 20.8 | - | 15.9 | - | 24.3 | - | 21.3 | - |
| LMI Total | 25.8 | - | 17.7 | - | 39.6 | - | 30.7 | - |

A discussion of each of the MSAs and/or counties within the bank's assessment area follows:

MSA 2335 (Chemung) - In 2000, in Chemung County, CCTC made 32.2% (110 loans) of its HMDA loans to LMI individuals compared to the HMDA aggregate of 28.9%. In 2001, the bank made 28.8% (126 loans) of its HMDA loans to LMI individuals. Although the actual number of loans made to LMI borrowers increased, the percentage declined because of an increase in the total number of loans. This lower percentage is still in line with the 2000 HMDA aggregate.

MSA 0960 (Binghamton- Tioga County) - In 2000, in Tioga County, the bank originated 45.0% (18 loans) of its HMDA loans to LMI individuals compared to the 2000 HMDA aggregate of 31.2%. In 2001, the bank originated 50.0% (27 loans) of its HMDA loans to LMI individuals.

Schuyler County – In 2000, in Schuyler County, the bank originated 45.2% (36 loans) of its HMDA loans to LMI individuals compared to the 2000 HMDA aggregate of 30.6%. In 2001, the bank made 28.8% (32 loans) of its HMDA loans to LMI individuals.

Steuben County – In 2000, in the portion of this county included in the bank's assessment

area, CCTC made 25.0% (12 loans) of its HMDA loans to LMI individuals compared to the 2000 HMDA aggregate of 26.4%. In 2001, the bank made 20.4% (18 loans) of its HMDA loans to LMI individuals. Although the actual number of loans made to LMI individuals increased, the percentage declined due to the increase in the total number of HMDA loans originated.

Small Business Loans

CCTC’s distribution of small business loans reflects a good penetration among businesses of different sizes.

CCTC’s lending of small business loans to small businesses with gross annual revenues of \$1 million or less within its assessment area is adequate.

In 2000, the bank originated in its assessment area, 34.5% (150 loans) of its small business loans to small businesses (as defined above) compared to the 2000 aggregate of 40.3%. Based on the corresponding dollar volume, these loans accounted for 17.6% (\$10.8 million) of the total dollar volume of small business loans compared to the 2000 aggregate of 32.7%. In 2001, the bank’s lending to small businesses improved with the bank making 39.9% (198 loans) of its small business loans to small businesses. These loans accounted for 29.0% (\$17.5 million) of the total dollar volume of small business loans. The small business loan aggregate for 2001 was not available.

| Proportion of Small Business Loans Made to Small Businesses | | | | |
|--|-------------------------|-----------|-------------------------|-----------|
| Year | By Number Volume | | By Dollar Volume | |
| | Bank | Aggregate | Bank | Aggregate |
| | % | % | % | % |
| 2000 | 34.5 | 40.3 | 17.6 | 32.7 |
| 2001 | 39.9 | N/A | 29.0 | N/A |

A discussion of each of the MSAs and/or counties within the bank’s assessment area follows:

MSA 2335 (Chemung) - In 2000, in Chemung County, the bank made 32.3% (109 loans) of its small business loans to small businesses and these loans accounted for 14.8% (\$7.1 million) of the total dollar volume of small business loans made in the county. The bank’s percentage, based on the number of loans, was in line with the 31.9% achieved by the aggregate. However, by dollar volume, the bank’s percentage was below the aggregate’s 22.7%. In 2001, CCTC made 39.3% (144 loans) of its small business loans to small businesses, accounting for 28.4% (12.1 million) of the total dollar volume of small business loans. The bank’s 2001 percentages were both above the 2000 aggregate percentages.

MSA 0960 (Binghamton- Tioga County) - In 2000, in Tioga County, the bank made 63.6% (14 loans) of its small business loans to small businesses and these loans accounted for 25.5% (\$787 thousand) of the total dollar volume of small business loans. The bank’s percentage based on the number exceeded the aggregate of 45.9%, but its percentage based on the corresponding dollar volume was below the aggregate of 51.3%. In 2001, the bank made 65.7% (23 loans) of its small business loans to small business, accounting for 45.2% (\$1.6

million) of the total dollar volume. The bank's percentage based on the number of loans exceeded the 2000 aggregate, while its percentage for dollar volume was in line with the aggregate.

Schuyler County – In 2000, in Schuyler County, the bank made 48.6% (17 loans) of its small business loans to small businesses, accounting for 19.7% (\$720 thousand) of the total dollar volume of small business loans made in the county. The bank's percentage for the number of loans was in line with the aggregate of 50.2%, but its percentage based on dollar volume was below the aggregate of 41.6%. In 2001, the bank made 32.1% (9 loans) of its small business loans to small businesses, accounting for 12.0% (378 thousand) of the total dollar volume. Both percentages were below the 2000 aggregates.

Steuben County - In 2000, in the portion of this county included in the bank's assessment area, CCTC made 24.4% (10 loans) of its small business loans to small businesses, accounting for 31.3% (\$2.3 million) of the total dollar volume of small business loans made in this area. Both of the bank's percentages were below the aggregates of 47.1% and 44.4% respectively. In 2001, the bank made 32.8% (22 loans) of its small business loans to small businesses, accounting for 30.0% (\$3.5 million) of the total dollar volume. Both percentages continue below the 2000 aggregates.

Measured by loan size, in 2000, 67.4% of the bank's small business loans were extended in loan amounts of \$100 thousand or less, a ratio that is below the 2000 small business loan aggregate of 89.9%. In 2001, the bank's ratio increased to 70.0%. Refer to the following chart for percentages on other loan sizes.

| Distribution of Small Business Loans By Loan Size | | | | |
|--|-----------|----------------|-----------|----------------|
| Loan Size (\$000's) | 2000 | | 2001 | |
| | Bank % | Aggregate % | Bank % | Aggregate % |
| <=\$100 | 67.4% | 89.9% | 70.0% | N/A |
| > \$100 <=\$250 | 17.9% | 5.6% | 16.7% | N/A |
| > \$250<=1,000 | 14.7% | 4.5% | 13.3% | N/A |

MSA 2335 (Chemung) - In 2000, the bank made 67.7% of its small business loans in Chemung County for \$100 thousand or less, compared with the aggregate of 86.2%. In 2001 it made 71.3% of its small business loans for \$100 thousand or less.

MSA 0960 (Binghamton- Tioga County) - In 2000, the CCTC made 63.6% of its small business loans in Tioga County for \$100 thousand or less, compared to the aggregate's 94.5%. In 2001, the bank made 65.7% of its small business loans for \$100 thousand or less.

Schuyler County - In 2000, the bank extended 65.7% of its small business loans in Schuyler County for \$100 thousand or less, compared to the aggregate's 88.8%. In 2001, the bank made 75.0% of its small business loans for \$100 thousand or less.

Steuben County – In 2000, the bank extended 68.3% of its small business loans in the portion of Steuben County included in the assessment area for \$100 thousand or less, compared to the aggregate’s 93.1%. In 2001, the bank made 62.7% of its small business loans for \$100 thousand or less.

Community Development Lending: Outstanding

CCTC is a leading maker of community development loans.

During the evaluation period, CCTC’s community development loans and commitments totaled \$9.4 million, with all representing new money. A substantial majority of these loans went to support community development services, with the remainder provided to entities organized to create or rehabilitate affordable housing and to promote economic development.

The bank made 69.1%, or \$6.5 million of its total community development loans in CCTC’s home MSA 2235, Chemung County to support community services. In addition, 22.4%, or \$2.1 million, was made in Steuben County, almost all in support of community services, and 7.4% or \$700 thousand was made in Schuyler County to support community services. The remaining 1.1%, or \$110 thousand, was made in MSA 0960, Binghamton, Tioga County, with \$50 thousand for community services and \$60 thousand for economic development.

The following chart illustrates the breakdown by county and purpose of the bank’s community development lending:

| Community Development Lending Summary in thousands | | | | | | | | |
|---|---------------------------|------------|---------------------------|--------------|-----------------------------|-----------|--------------|--------------|
| MSA | Affordable Housing | | Community Services | | Economic Development | | Total | |
| | Commit't | New \$ | Commit't | New \$ | Commit't | New \$ | Commit't | New \$ |
| Tioga | - | - | 50 | 50 | 60 | 60 | 110 | 110 |
| Chemung | - | - | 6,493 | 6,493 | - | - | 6,493 | 6,493 |
| Schuyler | | | 700 | 700 | | | 700 | 700 |
| Stuben | 100 | 100 | 2,006 | 2,006 | - | - | 2,196 | 2,106 |
| Totals | 100 | 100 | 9,249 | 9,249 | 60 | 60 | 9,499 | 9,409 |

The bank’s community development lending, although not innovative or complex, satisfactorily addresses the credit needs of its assessment area.

In addition to its assessment area community development lending, during this evaluation period, the bank renewed a \$160 thousand line of credit to a MSA 6840 (Rochester) company. This line of credit was provided to Providence Housing Development Corporation (PHDC) to finance the construction of new homes for first-time homebuyers. PHDC is a New York based non-profit organization established with the goal of developing affordable housing for families, the elderly and “special-needs” housing for those with unique needs. This housing is linked to resources offered by parishes, religious institutions, and human service agencies.

Innovative and flexible lending Practices: High satisfactory

CCTC makes use of innovative and or flexible lending practices in serving the credit needs of its assessment area.

The bank is an approved member of Federal Home Loan Bank’s First Home Club. Designed to help low- and very low-income families, this matching funds savings program provides first time homebuyers the opportunity to purchase their own home through down payment and closing cost assistance of up to \$5 thousand. One loan for \$41 thousand was made in 2000, and two loans for \$60 thousand were made in 2001 under this program.

Through the City of Elmira Grant Program, CCTC provides mortgage financing to LMI first time homebuyers with certain closing costs underwritten by the bank. The bank originated 16 mortgages totaling \$526 thousand in 2000 and seven mortgages totaling \$198 thousand in 2001 under this program.

II. Investment Test: “Outstanding”

The bank’s level of qualified investments is considered excellent.

As of December 31, 2001, qualified investments, including non-recoverable grants, totaled \$8.4 million, of which 40.5%, or \$3.4 million, was deemed new money. Except for the equity investments detailed below, the array of investments included mostly municipal bonds (issued by local government entities), the proceeds of which went primarily to enhance delivery of community services and to revitalize and/or stabilize its assessment area communities.

The following chart shows that 42.5% of the bank’s qualified investments (excluding grants) went to support economic development, 29.9% were for community services and 27.0% were for revitalization and/or stabilization. The chart also shows that 38.5% of the qualified investments were made in the bank’s home MSA, Chemung County, 18.4% in Tioga County and 43.1% in various organizations serving the entire stat.

Total qualified investments also include a small contribution of \$48 thousand to the Federal Home Loan Bank of New York’s (FHLBNY) Affordable Housing Program. The contribution reflected the bank’s pro-rata share of the 10.0% of FHLBNY’s earnings of the year 2000 that were dedicated its Affordable Housing Program.

| Qualified Investments Summary (In Thousands)* | | | | | | | | | | |
|--|---------------------------|---------------|---------------------------|---------------|-----------------------------|---------------|-----------------------------------|---------------|-----------------|---------------|
| County | Affordable Housing | | Community Services | | Economic Development | | Revitalize & Stabilize | | Total | |
| | Commit't | New \$ | Commit't | New \$ | Commit't | New \$ | Commit't | New \$ | Commit't | New \$ |
| Chemung | - | - | 2,380 | 2,200 | - | - | 770 | - | 3,150 | 2,200 |
| Tioga | - | - | 66 | 66 | - | - | 1,436 | 96 | 1,502 | 162 |
| Statewide | 48 | 48 | - | - | 3,479 | 725 | - | - | 3,527 | 773 |
| Totals | 48 | 48 | 2,446 | 2,266 | 3,479 | 725 | 2,206 | 96 | 8,179 | 3,135 |

During the evaluation period, the bank made 122 non-recoverable grants amounting to \$235.4 thousand to various community development organizations located throughout its assessment area. This is a significant volume of grants for an institution of its size.

Innovative, Complexity and Responsiveness: High Satisfactory

The bank's qualified investments reflect good performance in addressing the credit needs of its assessment area. The following is a sample of the bank's qualified investments:

- Cephaz Capital Partnership, LP (Cephaz): This entity is a licensed Small Business Investment Company whose purpose is to provide capital to established companies that have experienced management teams and possess opportunities for growth, primarily in western and central New York. The bank increased its investment in Cephaz by \$123 thousand, to \$2.9 million during this evaluation period.
- Southern Tier Business Development, LLC (STBD): STBD is a financial intermediary that provides financing to small and medium size businesses. CCTC is one of five-bank investors in STBD. During the evaluation period, the bank invested \$202 thousand in the company.
- Statewide Zone Capital Corporation (SZCC): SZCC is a financial intermediary sponsored by the New York State Business Development Corporation. Its purpose is to create revolving loan and investment funds to be used by corporations that invest in economic development zones (currently known as "empire zones") throughout the State of New York. The bank invested \$400 thousand in SZCC during the valuation period.

III. Service Test: "Outstanding"

Retail Banking Services: Outstanding

CCTC's retail delivery systems are accessible to essentially all portions of the bank's assessment area.

The bank operated a network of 14 full-service banking offices in four counties as of December 31, 2001. Of the total number of offices, approximately 14%, or two, were in LMI areas and nearly 43%, or six, were located in non-LMI census tracts adjacent to LMI tracts.

| Distribution of Full Service Branches as of December 31, 2001 | | | | | | | | |
|---|-------------|-------------|----|-----|-----|--------|------------|--------|
| MSA | County Code | County Name | # | Low | Mod | LMI % | Adj to LMI | Adj % |
| 0960 | 107 | Tioga | 2 | 0 | 1 | 50.00% | 0 | 0.00% |
| | Binghamton | | 2 | 0 | 1 | 50.00% | 0 | 0.00% |
| 2335 | 015 | Chemung | 7 | 0 | 1 | 14.29% | 4 | 57.14% |
| | Elmira | | 7 | 0 | 1 | 14.29% | 4 | 57.14% |
| 9999 | 097 | Schuyler | 2 | 0 | 0 | 0.00% | 0 | 0.00% |
| | 101 | Steuben | 3 | 0 | 0 | 0.00% | 2 | 66.67% |
| 9999 | Non-MSA | | 5 | 0 | 0 | 0.00% | 2 | 40.00% |
| | Total | | 14 | 0 | 2 | 14.29% | 6 | 42.86% |

The bank maintained at least one ATM at each branch, and has eight off-site ATMs (seven in Chemung County and one in Steuben County). Of these off-site ATMs, 25% were located in LMI areas and another 25% were located in non-LMI areas adjacent to LMI areas.

| Distribution of Off-Site ATMs as of December 31, 2001 | | | | | | | | |
|---|-------------|-------------|---|-----|-----|--------|------------|--------|
| MSA | County Code | County Name | # | Low | Mod | LMI % | Adj to LMI | Adj % |
| 2335 | 015 | Chemung | 7 | 0 | 2 | 28.57% | 2 | 28.57% |
| | Chemung | | 7 | 0 | 2 | 28.57% | 2 | 28.57% |
| 9999 | 101 | Steuben | 1 | 0 | 0 | 0.00% | 0 | 0.00% |
| | Non-MSA | | 1 | 0 | 0 | 0.00% | 0 | 0.00% |
| | Total | | 8 | 0 | 2 | 25.00% | 2 | 25.00% |

In addition, the bank offers telephone banking that allows customers to access their accounts and PC Banking for individuals and businesses.

Changes in Branch Locations - The bank has neither opened nor closed any branch in the past two years.

Reasonableness of Business Hours and Services in Meeting Assessment Area Needs - CCTC's services are tailored to the convenience and needs of its assessment area.

Branch hours are 9:00 a.m. to 4:30 p.m., Monday through Friday, with ten branches open from 9:00 a.m. to 12:00 p.m on Saturdays. Of these, nine provide drive-in facilities with similar hours of operation.

Community Development Services: Outstanding

The bank is a leader in providing community development services within its assessment area.

During the evaluation period, the bank co-sponsored or participated in eight workshops or events dealing with affordable housing, economic development and community services. The following is a brief description of these workshops or events:

- *First Time Homebuyers Workshop* - The bank and Tri-County Housing co-sponsored three workshops that provided information on all aspects of purchasing a home, available grants and counseling. A total of 66 people attended the workshops.
- *Worker Ownership Resource Center* - The bank made a presentation on credit process and its commercial products during a small business training class. According to management, six people attended.
- *Catholic Charities of the Southern Tier* - The bank made three presentations to new homeowners during the evaluation period. One presentation was on “*Budgeting, understanding credit and financial awareness/planning*” to 20 people. CCTC also made two presentations on “*Taking control of your finances and managing debt*” to 31 people.

For the same period, 19 officers of the bank served in 20 community development organizations as board members, treasurers, fiscal management reviewer, president, finance committee member and credit counselor. In addition, six members of the bank’s staff served in six other community development organizations as board members, treasurers and chairperson.

IV. Discrimination or Other Illegal Practices

Any practices intended to discourage applications for types of credit set forth in the banking institution’s CRA Public File.

There were no practices noted that were intended to discourage applications for the types of credit offered by the institution.

Evidence of prohibited discriminatory or other illegal credit practices.

The most recent regulatory compliance report made concurrent with this evaluation indicates a satisfactory performance in terms of adherence to anti-discrimination or other applicable laws and regulations. There was no evidence of prohibited discrimination or other illegal credit practices noted.

V. Process Factors

Activities conducted by the banking institution to ascertain the credit needs of its community, including the extent of the banking institution’s efforts to communicate with members of its community regarding the credit services being provided by the banking institution.

CCTC maintains a Community Outreach Committee that conducts focus groups with neighborhood associations, local government officials, real estate brokers and developers

and other organizations to ascertain the credit needs of its community. Products and services are then crafted to meet these needs.

The extent of the banking institution's marketing and special credit-related programs to make members of the community aware of the credit services offered by the banking institution.

CCTC uses electronic and print media, lobby posters, direct mailings, billboards and bus signs to market its credit and deposit services in its assessment area. Electronic media used include local television and radio stations and a cable television station. Print media used includes advertisements in *Pennysavers* and local newspapers such as *Elmira Star Gazette*, *Chemung Valley Reporter*, *The Leader*, *The Evening Times* and *Press and Sun Bulletin*.

The extent of participation by the banking institution's board of directors/trustees in formulating the banking institution's policies and reviewing its performance with respect to the purposes of the Community Reinvestment Act.

CCTC's board of directors is actively involved in the bank's CRA activities. The board participates in community contacts, which yield valuable CRA-related opportunities for the bank. The bank also has a CRA officer who makes four presentations a year to the board's audit committee, which in turn reports to the full board.

VI. Other Factors

Other factors that in the judgement of the Superintendent and Banking Board, bear upon the extent to which a banking institution is helping to meet the credit needs of its entire community.

During the evaluation period, the bank invested approximately \$1.6 million in bonds issued by the Village of Bath. Funds went to support upgrading of the village's infrastructure.

During the evaluation period, 44 officers and staff of the bank volunteered their time in mentoring pupils of a local school.

NYS HMDA LOAN ORIGINATIONS^{1,2} -- YEAR 2000
GEOGRAPHY INCOME LEVEL DISTRIBUTION -- NUMBER OF LOANS

| MSA/County/Area % of NYS A/A Bank Total | Geography Income Level | Home Purchase | | | | Refinancing | | | | Home Improvement | | | | Total | | | |
|--|---------------------------|---------------|---------------|--------------|---------------|-------------|---------------|--------------|---------------|------------------|---------------|------------|---------------|------------|---------------|--------------|---------------|
| | | Bank # | Bank % | Agg. # | Agg. % | Bank # | Bank % | Agg. # | Agg. % | Bank # | Bank % | Agg. # | Agg. % | Bank # | Bank % | Agg. # | Agg. % |
| Tioga | low | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0.00 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 |
| | moderate | 10 | 90.91 | 90 | 18.07 | 3 | 75.00 | 40 | 16.95 | 17 | 68.00 | 53 | 20.08 | 30 | 75.00 | 183 | 18.34 |
| | middle | 0 | 0.00 | 232 | 46.59 | 0 | 0.00 | 139 | 58.90 | 6 | 24.00 | 125 | 47.35 | 6 | 15.00 | 496 | 49.70 |
| | upper | 1 | 9.09 | 176 | 35.34 | 1 | 25.00 | 57 | 24.15 | 2 | 8.00 | 86 | 32.58 | 4 | 10.00 | 319 | 31.96 |
| | zero & NAs | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 |
| 7.9 | total | 11 | 100.00 | 498 | 100.00 | 4 | 100.00 | 236 | 100.00 | 25 | 100.00 | 264 | 100.00 | 40 | 100.00 | 998 | 100.00 |
| MSA 0960* | low | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 |
| | moderate | 10 | 90.91 | 90 | 18.07 | 3 | 75.00 | 40 | 16.95 | 17 | 68.00 | 53 | 20.08 | 30 | 75.00 | 183 | 18.34 |
| | middle | 0 | 0.00 | 232 | 46.59 | 0 | 0.00 | 139 | 58.90 | 6 | 24.00 | 125 | 47.35 | 6 | 15.00 | 496 | 49.70 |
| | upper | 1 | 9.09 | 176 | 35.34 | 1 | 25.00 | 57 | 24.15 | 2 | 8.00 | 86 | 32.58 | 4 | 10.00 | 319 | 31.96 |
| | zero & NAs | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 |
| 7.9 | total | 11 | 100.00 | 498 | 100.00 | 4 | 100.00 | 236 | 100.00 | 25 | 100.00 | 264 | 100.00 | 40 | 100.00 | 998 | 100.00 |
| Chemung MSA 2335 | low | 0 | 0.00 | 3 | 0.30 | 0 | 0.00 | 2 | 0.45 | 2 | 0.96 | 4 | 0.97 | 2 | 0.59 | 9 | 0.49 |
| | moderate | 8 | 8.99 | 72 | 7.27 | 4 | 9.09 | 35 | 7.81 | 15 | 7.21 | 20 | 4.85 | 27 | 7.92 | 127 | 6.86 |
| | middle | 55 | 61.80 | 621 | 62.73 | 29 | 65.91 | 313 | 69.87 | 138 | 66.35 | 288 | 69.90 | 222 | 65.10 | 1,222 | 66.05 |
| | upper | 26 | 29.21 | 294 | 29.70 | 11 | 25.00 | 98 | 21.88 | 53 | 25.48 | 100 | 24.27 | 90 | 26.39 | 492 | 26.59 |
| | zero & NAs | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 |
| 67.3 | total | 89 | 100.00 | 990 | 100.00 | 44 | 100.00 | 448 | 100.00 | 208 | 100.00 | 412 | 100.00 | 341 | 100.00 | 1,850 | 100.00 |
| Schuyler | low | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 |
| | moderate | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 |
| | middle | 14 | 100.00 | 164 | 100.00 | 13 | 100.00 | 83 | 100.00 | 51 | 100.00 | 94 | 100.00 | 78 | 100.00 | 341 | 100.00 |
| | upper | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 |
| | zero & NAs | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 |
| 15.4 | total | 14 | 100.00 | 164 | 100.00 | 13 | 100.00 | 83 | 100.00 | 51 | 100.00 | 94 | 100.00 | 78 | 100.00 | 341 | 100.00 |
| Steuben* | low | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 |
| | moderate | 1 | 4.76 | 25 | 4.01 | 0 | 0.00 | 19 | 6.96 | 0 | 0.00 | 11 | 5.95 | 1 | 2.08 | 55 | 5.09 |
| | middle | 9 | 42.86 | 406 | 65.17 | 3 | 60.00 | 203 | 74.36 | 19 | 86.36 | 158 | 85.41 | 31 | 64.58 | 767 | 70.95 |
| | upper | 11 | 52.38 | 192 | 30.82 | 2 | 40.00 | 51 | 18.68 | 3 | 13.64 | 16 | 8.65 | 16 | 33.33 | 259 | 23.96 |
| | zero & NAs | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 |
| 9.5 | total | 21 | 100.00 | 623 | 100.00 | 5 | 100.00 | 273 | 100.00 | 22 | 100.00 | 185 | 100.00 | 48 | 100.00 | 1,081 | 100.00 |
| Non MSA Areas 9999* | low | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 |
| | moderate | 1 | 2.86 | 25 | 3.18 | 0 | 0.00 | 19 | 5.34 | 0 | 0.00 | 11 | 3.94 | 1 | 0.79 | 55 | 3.87 |
| | middle | 23 | 65.71 | 570 | 72.43 | 16 | 88.89 | 286 | 80.34 | 70 | 95.89 | 252 | 90.32 | 109 | 86.51 | 1,108 | 77.92 |
| | upper | 11 | 31.43 | 192 | 24.40 | 2 | 11.11 | 51 | 14.33 | 3 | 4.11 | 16 | 5.73 | 16 | 12.70 | 259 | 18.21 |
| | zero & NAs | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 |
| 24.9 | total | 35 | 100.00 | 787 | 100.00 | 18 | 100.00 | 356 | 100.00 | 73 | 100.00 | 279 | 100.00 | 126 | 100.00 | 1,422 | 100.00 |
| NYS A/A TOTAL | low | 0 | 0.00 | 3 | 0.13 | 0 | 0.00 | 2 | 0.19 | 2 | 0.65 | 4 | 0.42 | 2 | 0.39 | 9 | 0.21 |
| | moderate | 19 | 14.07 | 187 | 8.22 | 7 | 10.61 | 94 | 9.04 | 32 | 10.46 | 84 | 8.80 | 58 | 11.44 | 365 | 8.55 |
| | middle | 78 | 57.78 | 1,423 | 62.55 | 45 | 68.18 | 738 | 70.96 | 214 | 69.93 | 665 | 69.63 | 337 | 66.47 | 2,826 | 66.18 |
| | upper | 38 | 28.15 | 662 | 29.10 | 14 | 21.21 | 206 | 19.81 | 58 | 18.95 | 202 | 21.15 | 110 | 21.70 | 1,070 | 25.06 |
| | zero & NAs | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 |
| 100.0 | total | 135 | 100.00 | 2,275 | 100.00 | 66 | 100.00 | 1,040 | 100.00 | 306 | 100.00 | 955 | 100.00 | 507 | 100.00 | 4,270 | 100.00 |

¹ Figures exclude multifamily loans. The bank did not originate any multifamily loans.

² Bank figures include only originations. The bank reported no purchases.

* The bank included only parts of the county or MSA in its assessment area.

Sources of data: FRBNY (bank and affiliates' loans); FFIEC (aggregate loans); bank (assessment area); and 1990 Census (geography income levels).

NYS HMDA LOAN ORIGINATIONS^{1,2} -- YEAR 2000
GEOGRAPHY INCOME LEVEL DISTRIBUTION -- VOLUME OF LOANS IN THOUSANDS OF DOLLARS

| MSA/County/Area % of NYS A/A Bank Total | Geography Income Level | Home Purchase | | | | Refinancing | | | | Home Improvement | | | | Total | | | |
|--|---------------------------|---------------|---------------|----------------|---------------|--------------|---------------|---------------|---------------|------------------|---------------|---------------|---------------|---------------|---------------|----------------|---------------|
| | | Bank \$ | Bank % | Agg. \$ | Agg. % | Bank \$ | Bank % | Agg. \$ | Agg. % | Bank \$ | Bank % | Agg. \$ | Agg. % | Bank \$ | Bank % | Agg. \$ | Agg. % |
| Tioga | low | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 |
| | moderate | 564 | 90.10 | 5,010 | 14.90 | 134 | 75.28 | 2,003 | 15.98 | 107 | 56.02 | 521 | 12.06 | 805 | 80.90 | 7,534 | 14.93 |
| | middle | 0 | 0.00 | 13,470 | 40.07 | 0 | 0.00 | 6,596 | 52.61 | 50 | 26.18 | 2,118 | 49.03 | 50 | 5.03 | 22,184 | 43.95 |
| | upper | 62 | 9.90 | 15,133 | 45.02 | 44 | 24.72 | 3,939 | 31.42 | 34 | 17.80 | 1,681 | 38.91 | 140 | 14.07 | 20,753 | 41.12 |
| | zero & NAs | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 |
| 5.9 total | | 626 | 100.00 | 33,613 | 100.00 | 178 | 100.00 | 12,538 | 100.00 | 191 | 100.00 | 4,320 | 100.00 | 995 | 100.00 | 50,471 | 100.00 |
| MSA 0960* | low | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 |
| | moderate | 564 | 90.10 | 5,010 | 14.90 | 134 | 75.28 | 2,003 | 15.98 | 107 | 56.02 | 521 | 12.06 | 805 | 80.90 | 7,534 | 14.93 |
| | middle | 0 | 0.00 | 13,470 | 40.07 | 0 | 0.00 | 6,596 | 52.61 | 50 | 26.18 | 2,118 | 49.03 | 50 | 5.03 | 22,184 | 43.95 |
| | upper | 62 | 9.90 | 15,133 | 45.02 | 44 | 24.72 | 3,939 | 31.42 | 34 | 17.80 | 1,681 | 38.91 | 140 | 14.07 | 20,753 | 41.12 |
| | zero & NAs | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 |
| 5.9 total | | 626 | 100.00 | 33,613 | 100.00 | 178 | 100.00 | 12,538 | 100.00 | 191 | 100.00 | 4,320 | 100.00 | 995 | 100.00 | 50,471 | 100.00 |
| Chemung MSA 2335 | low | 0 | 0.00 | 137 | 0.19 | 0 | 0.00 | 65 | 0.26 | 10 | 0.41 | 45 | 0.80 | 10 | 0.10 | 247 | 0.24 |
| | moderate | 266 | 4.67 | 2,858 | 3.90 | 122 | 5.37 | 1,133 | 4.50 | 69 | 2.81 | 187 | 3.34 | 457 | 4.38 | 4,178 | 4.02 |
| | middle | 3,384 | 59.36 | 41,096 | 56.13 | 1,466 | 64.52 | 17,090 | 67.82 | 1,423 | 57.92 | 3,580 | 64.01 | 6,273 | 60.14 | 61,766 | 59.39 |
| | upper | 2,051 | 35.98 | 29,124 | 39.78 | 684 | 30.11 | 6,912 | 27.43 | 955 | 38.87 | 1,781 | 31.84 | 3,690 | 35.38 | 37,817 | 36.36 |
| | zero & NAs | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 |
| 62.0 total | | 5,701 | 100.00 | 73,215 | 100.00 | 2,272 | 100.00 | 25,200 | 100.00 | 2,457 | 100.00 | 5,593 | 100.00 | 10,430 | 100.00 | 104,008 | 100.00 |
| Schuyler | low | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 |
| | moderate | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 |
| | middle | 728 | 100.00 | 10,234 | 100.00 | 562 | 100.00 | 4,838 | 100.00 | 549 | 100.00 | 1,317 | 100.00 | 1,839 | 100.00 | 16,389 | 100.00 |
| | upper | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 |
| | zero & NAs | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 |
| 10.9 total | | 728 | 100.00 | 10,234 | 100.00 | 562 | 100.00 | 4,838 | 100.00 | 549 | 100.00 | 1,317 | 100.00 | 1,839 | 100.00 | 16,389 | 100.00 |
| Steuben* | low | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 |
| | moderate | 55 | 1.98 | 1,842 | 3.30 | 0 | 0.00 | 584 | 3.44 | 0 | 0.00 | 244 | 8.26 | 55 | 1.55 | 2,670 | 3.53 |
| | middle | 596 | 21.45 | 28,830 | 51.71 | 208 | 34.96 | 11,462 | 67.46 | 119 | 67.61 | 2,245 | 76.00 | 923 | 26.00 | 42,537 | 56.20 |
| | upper | 2,128 | 76.57 | 25,077 | 44.98 | 387 | 65.04 | 4,944 | 29.10 | 57 | 32.39 | 465 | 15.74 | 2,572 | 72.45 | 30,486 | 40.28 |
| | zero & NAs | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 |
| 21.1 total | | 2,779 | 100.00 | 55,749 | 100.00 | 595 | 100.00 | 16,990 | 100.00 | 176 | 100.00 | 2,954 | 100.00 | 3,550 | 100.00 | 75,693 | 100.00 |
| Non MSA Areas 9999* | low | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 |
| | moderate | 55 | 1.57 | 1,842 | 2.79 | 0 | 0.00 | 584 | 2.68 | 0 | 0.00 | 244 | 5.71 | 55 | 1.02 | 2,670 | 2.90 |
| | middle | 1,324 | 37.75 | 39,064 | 59.20 | 770 | 66.55 | 16,300 | 74.67 | 668 | 92.14 | 3,562 | 83.40 | 2,762 | 51.25 | 58,926 | 63.99 |
| | upper | 2,128 | 60.68 | 25,077 | 38.01 | 387 | 33.45 | 4,944 | 22.65 | 57 | 7.86 | 465 | 10.89 | 2,572 | 47.73 | 30,486 | 33.11 |
| | zero & NAs | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 |
| 32.1 total | | 3,507 | 100.00 | 65,983 | 100.00 | 1,157 | 100.00 | 21,828 | 100.00 | 725 | 100.00 | 4,271 | 100.00 | 5,389 | 100.00 | 92,082 | 100.00 |
| NYS A/A TOTAL | low | 0 | 0.00 | 137 | 0.08 | 0 | 0.00 | 65 | 0.11 | 10 | 0.30 | 45 | 0.32 | 10 | 0.06 | 247 | 0.10 |
| | moderate | 885 | 9.00 | 9,710 | 5.62 | 256 | 7.10 | 3,720 | 6.25 | 176 | 5.22 | 952 | 6.71 | 1,317 | 7.83 | 14,382 | 5.83 |
| | middle | 4,708 | 47.87 | 93,630 | 54.18 | 2,236 | 61.99 | 39,986 | 67.13 | 2,141 | 63.47 | 9,260 | 65.28 | 9,085 | 54.03 | 142,876 | 57.95 |
| | upper | 4,241 | 43.13 | 69,334 | 40.12 | 1,115 | 30.91 | 15,795 | 26.52 | 1,046 | 31.01 | 3,927 | 27.69 | 6,402 | 38.08 | 89,056 | 36.12 |
| | zero & NAs | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 |
| 100.0 total | | 9,834 | 100.00 | 172,811 | 100.00 | 3,607 | 100.00 | 59,566 | 100.00 | 3,373 | 100.00 | 14,184 | 100.00 | 16,814 | 100.00 | 246,561 | 100.00 |

¹ Figures exclude multifamily loans. The bank did not originate any multifamily loans.

² Bank figures include only originations. The bank reported no purchases.

* The bank included only parts of the county or MSA in its assessment area.

Sources of data: FRBNY (bank and affiliates' loans); FFIEC (aggregate loans); bank (assessment area); and 1990 Census (geography income levels).

NYS HMDA LOAN ORIGINATIONS^{1,2} -- YEAR 2001

GEOGRAPHY INCOME LEVEL DISTRIBUTION -- NUMBER OF LOANS

| MSA/County/Area % of NYS A/A Bank Total | Geography Income Level | Home Purchase | | Refinancing | | Home Improvement | | Total | |
|--|---------------------------|---------------|------------|---------------|------------|------------------|------------|---------------|------------|
| | | Bank # | Bank % | Bank # | Bank % | Bank # | Bank % | Bank # | Bank % |
| Tioga | low | 0 | 0.00 | 0 | 0.00 | 0.00 | 0.00 | 0 | 0.00 |
| | moderate | 7 | 58.33 | 10 | 76.92 | 17 | 58.62 | 34 | 62.96 |
| | middle | 3 | 25.00 | 2 | 15.38 | 11 | 37.93 | 16 | 29.63 |
| | upper | 2 | 16.67 | 1 | 7.69 | 1 | 3.45 | 4 | 7.41 |
| | zero & NAs | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 |
| | 8.1 total | | 12 | 100.00 | 13 | 100.00 | 29 | 100.00 | 54 |
| MSA 0960* | low | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 |
| | moderate | 7 | 58.33 | 10 | 76.92 | 17 | 58.62 | 34 | 62.96 |
| | middle | 3 | 25.00 | 2 | 15.38 | 11 | 37.93 | 16 | 29.63 |
| | upper | 2 | 16.67 | 1 | 7.69 | 1 | 3.45 | 4 | 7.41 |
| | zero & NAs | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 |
| | 8.1 total | | 12 | 100.00 | 13 | 100.00 | 29 | 100.00 | 54 |
| Chemung MSA 2335 | low | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 |
| | moderate | 5 | 5.15 | 4 | 3.77 | 15 | 6.38 | 24 | 5.48 |
| | middle | 59 | 60.82 | 62 | 58.49 | 170 | 72.34 | 291 | 66.44 |
| | upper | 33 | 34.02 | 40 | 37.74 | 50 | 21.28 | 123 | 28.08 |
| | zero & NAs | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 |
| | 66.1 total | | 97 | 100.00 | 106 | 100.00 | 235 | 100.00 | 438 |
| Schuyler | low | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 |
| | moderate | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 |
| | middle | 18 | 100.00 | 27 | 100.00 | 38 | 100.00 | 83 | 100.00 |
| | upper | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 |
| | zero & NAs | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 |
| | 12.5 total | | 18 | 100.00 | 27 | 100.00 | 38 | 100.00 | 83 |
| Steuben* | low | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 |
| | moderate | 2 | 6.25 | 2 | 8.33 | 1 | 3.13 | 5 | 5.68 |
| | middle | 20 | 62.50 | 17 | 70.83 | 25 | 78.13 | 62 | 70.45 |
| | upper | 10 | 31.25 | 5 | 20.83 | 6 | 18.75 | 21 | 23.86 |
| | zero & NAs | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 |
| | 13.3 total | | 32 | 100.00 | 24 | 100.00 | 32 | 100.00 | 88 |
| Non MSA Areas 9999* | low | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 |
| | moderate | 2 | 4.00 | 2 | 3.92 | 1 | 1.43 | 5 | 2.92 |
| | middle | 38 | 76.00 | 44 | 86.27 | 63 | 90.00 | 145 | 84.80 |
| | upper | 10 | 20.00 | 5 | 9.80 | 6 | 8.57 | 21 | 12.28 |
| | zero & NAs | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 |
| | 25.8 total | | 50 | 100.00 | 51 | 100.00 | 70 | 100.00 | 171 |
| NYS A/A TOTAL | low | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 |
| | moderate | 14 | 8.81 | 16 | 9.41 | 33 | 9.88 | 63 | 9.50 |
| | middle | 100 | 62.89 | 108 | 63.53 | 244 | 73.05 | 452 | 68.17 |
| | upper | 45 | 28.30 | 46 | 27.06 | 57 | 17.07 | 148 | 22.32 |
| | zero & NAs | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 |
| | 100.0 total | | 159 | 100.00 | 170 | 100.00 | 334 | 100.00 | 663 |

¹ Figures exclude multifamily loans. The bank originated 1 multifamily loan totaling \$80 thousand

² Bank figures include only originations. The bank reported nopurchases.

* The bank included only parts of the county or MSA in its assessment area.

Sources of data: FRBNY (bank and affiliates' loans); FFIEC (aggregate loans); bank (assessment area); and 1990 Census (geograp

NYS HMDA LOAN ORIGINATIONS^{1,2} -- YEAR 2001

GEOGRAPHY INCOME LEVEL DISTRIBUTION -- VOLUME OF LOANS IN THOUSANDS OF DOLLARS

| MSA/County/Area % of NYS A/A Bank Total | Geography Income Level | Home Purchase | | Refinancing | | Home Improvement | | Total | |
|--|---------------------------|---------------|---------------|---------------|---------------|------------------|--------------|---------------|---------------|
| | | Bank \$ | Bank % | Bank \$ | Bank % | Bank \$ | Bank % | Bank \$ | Bank % |
| Tioga | low | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 |
| | moderate | 371 | 38.85 | 568 | 76.45 | 127 | 67.20 | 1,066 | 56.49 |
| | middle | 226 | 23.66 | 100 | 13.46 | 57 | 30.16 | 383 | 20.30 |
| | upper | 358 | 37.49 | 75 | 10.09 | 5 | 2.65 | 438 | 23.21 |
| | zero & NAs | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 |
| | 6.7 total | | 955 | 100.00 | 743 | 100.00 | 189 | 100.00 | 1,887 |
| MSA 0960* | low | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 |
| | moderate | 371 | 38.85 | 568 | 76.45 | 127 | 67.20 | 1,066 | 56.49 |
| | middle | 226 | 23.66 | 100 | 13.46 | 57 | 30.16 | 383 | 20.30 |
| | upper | 358 | 37.49 | 75 | 10.09 | 5 | 2.65 | 438 | 23.21 |
| | zero & NAs | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 |
| | 6.7 total | | 955 | 100.00 | 743 | 100.00 | 189 | 100.00 | 1,887 |
| Chemung MSA 2335 | low | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 |
| | moderate | 115 | 1.53 | 160 | 2.23 | 157 | 6.46 | 432 | 2.52 |
| | middle | 4,215 | 56.10 | 3,452 | 48.10 | 1,782 | 73.30 | 9,449 | 55.19 |
| | upper | 3,184 | 42.37 | 3,565 | 49.67 | 492 | 20.24 | 7,241 | 42.29 |
| | zero & NAs | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 |
| | 61.0 total | | 7,514 | 100.00 | 7,177 | 100.00 | 2,431 | 100.00 | 17,122 |
| Schuyler | low | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 |
| | moderate | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 |
| | middle | 1,426 | 100.00 | 1,663 | 100.00 | 412 | 100.00 | 3,501 | 100.00 |
| | upper | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 |
| | zero & NAs | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 |
| | 12.5 total | | 1,426 | 100.00 | 1,663 | 100.00 | 412 | 100.00 | 3,501 |
| Steuben* | low | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 |
| | moderate | 95 | 2.86 | 266 | 15.25 | 20 | 3.94 | 381 | 6.83 |
| | middle | 2,067 | 62.13 | 1,083 | 62.10 | 300 | 59.17 | 3,450 | 61.85 |
| | upper | 1,165 | 35.02 | 395 | 22.65 | 187 | 36.88 | 1,747 | 31.32 |
| | zero & NAs | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 |
| | 19.9 total | | 3,327 | 100.00 | 1,744 | 100.00 | 507 | 100.00 | 5,578 |
| Non MSA Areas 9999* | low | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 |
| | moderate | 95 | 2.00 | 266 | 7.81 | 20 | 2.18 | 381 | 4.20 |
| | middle | 3,493 | 73.49 | 2,746 | 80.60 | 712 | 77.48 | 6,951 | 76.56 |
| | upper | 1,165 | 24.51 | 395 | 11.59 | 187 | 20.35 | 1,747 | 19.24 |
| | zero & NAs | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 |
| | 32.3 total | | 4,753 | 100.00 | 3,407 | 100.00 | 919 | 100.00 | 9,079 |
| NYS A/A TOTAL | low | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 |
| | moderate | 581 | 4.39 | 994 | 8.78 | 304 | 8.59 | 1,879 | 6.69 |
| | middle | 7,934 | 60.01 | 6,298 | 55.60 | 2,551 | 72.08 | 16,783 | 59.75 |
| | upper | 4,707 | 35.60 | 4,035 | 35.62 | 684 | 19.33 | 9,426 | 33.56 |
| | zero & NAs | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 |
| | 100.0 total | | 13,222 | 100.00 | 11,327 | 100.00 | 3,539 | 100.00 | 28,088 |

¹ Figures exclude multifamily loans. The bank originated 1 multifamily loan totaling \$80 thousand

² Bank figures include only originations. The bank reported nopurchases.

* The bank included only parts of the county or MSA in its assessment area.

Sources of data: FRBNY (bank and affiliates' loans); FFIEC (aggregate loans); bank (assessment area); and 1990 Census (geograp

NYS 1-4 FAMILY HMDA LOAN ORIGINATIONS^{1,2} -- YEAR 2000

BORROWER INCOME LEVEL DISTRIBUTION -- NUMBER OF LOANS

| MSA/County/Area % of NYS A/A Bank Total | Borrower Income Level | Home Purchase | | | | Refinancing | | | | Home Improvement | | | | Total | | | |
|--|--------------------------|---------------|---------------|--------------|---------------|-------------|---------------|--------------|---------------|------------------|---------------|------------|---------------|------------|---------------|--------------|---------------|
| | | Bank # | Bank % | Agg. # | Agg. % | Bank # | Bank % | Agg. # | Agg. % | Bank # | Bank % | Agg. # | Agg. % | Bank # | Bank % | Agg. # | Agg. % |
| Tioga | low | 1 | 9.09 | 36 | 7.23 | 0 | 0.00 | 28 | 11.86 | 5 | 20.00 | 30 | 11.36 | 6 | 15.00 | 94 | 9.42 |
| | moderate | 3 | 27.27 | 121 | 24.30 | 1 | 25.00 | 52 | 22.03 | 8 | 32.00 | 44 | 16.67 | 12 | 30.00 | 217 | 21.74 |
| | middle | 6 | 54.55 | 143 | 28.71 | 1 | 25.00 | 65 | 27.54 | 8 | 32.00 | 73 | 27.65 | 15 | 37.50 | 281 | 28.16 |
| | upper | 1 | 9.09 | 192 | 38.55 | 2 | 50.00 | 81 | 34.32 | 4 | 16.00 | 108 | 40.91 | 7 | 17.50 | 381 | 38.18 |
| | zero & NAs | 0 | 0.00 | 6 | 1.20 | 0 | 0.00 | 10 | 4.24 | 0 | 0.00 | 9 | 3.41 | 0 | 0.00 | 25 | 2.51 |
| 7.9 | total | 11 | 100.00 | 498 | 100.00 | 4 | 100.00 | 236 | 100.00 | 25 | 100.00 | 264 | 100.00 | 40 | 100.00 | 998 | 100.00 |
| MSA 0960* | low | 1 | 9.09 | 36 | 7.23 | 0 | 0.00 | 28 | 11.86 | 5 | 20.00 | 30 | 11.36 | 6 | 15.00 | 94 | 9.42 |
| | moderate | 3 | 27.27 | 121 | 24.30 | 1 | 25.00 | 52 | 22.03 | 8 | 32.00 | 44 | 16.67 | 12 | 30.00 | 217 | 21.74 |
| | middle | 6 | 54.55 | 143 | 28.71 | 1 | 25.00 | 65 | 27.54 | 8 | 32.00 | 73 | 27.65 | 15 | 37.50 | 281 | 28.16 |
| | upper | 1 | 9.09 | 192 | 38.55 | 2 | 50.00 | 81 | 34.32 | 4 | 16.00 | 108 | 40.91 | 7 | 17.50 | 381 | 38.18 |
| | zero & NAs | 0 | 0.00 | 6 | 1.20 | 0 | 0.00 | 10 | 4.24 | 0 | 0.00 | 9 | 3.41 | 0 | 0.00 | 25 | 2.51 |
| 7.9 | total | 11 | 100.00 | 498 | 100.00 | 4 | 100.00 | 236 | 100.00 | 25 | 100.00 | 264 | 100.00 | 40 | 100.00 | 998 | 100.00 |
| Chemung MSA 2335 | low | 9 | 10.11 | 77 | 7.78 | 4 | 9.09 | 39 | 8.71 | 21 | 10.10 | 38 | 9.22 | 34 | 9.97 | 154 | 8.32 |
| | moderate | 26 | 29.21 | 219 | 22.12 | 5 | 11.36 | 82 | 18.30 | 45 | 21.63 | 79 | 19.17 | 76 | 22.29 | 380 | 20.54 |
| | middle | 15 | 16.85 | 268 | 27.07 | 18 | 40.91 | 152 | 33.93 | 52 | 25.00 | 112 | 27.18 | 85 | 24.93 | 532 | 28.76 |
| | upper | 35 | 39.33 | 405 | 40.91 | 16 | 36.36 | 161 | 35.94 | 81 | 38.94 | 166 | 40.29 | 132 | 38.71 | 732 | 39.57 |
| | zero & NAs | 4 | 4.49 | 21 | 2.12 | 1 | 2.27 | 14 | 3.13 | 9 | 4.33 | 17 | 4.13 | 14 | 4.11 | 52 | 2.81 |
| 67.3 | total | 89 | 100.00 | 990 | 100.00 | 44 | 100.00 | 448 | 100.00 | 208 | 100.00 | 412 | 100.00 | 341 | 100.00 | 1,850 | 100.00 |
| Schuyler | low | 0 | 0.00 | 8 | 4.88 | 0 | 0.00 | 3 | 3.61 | 8 | 15.69 | 11 | 11.70 | 8 | 10.26 | 22 | 6.45 |
| | moderate | 8 | 57.14 | 36 | 21.95 | 4 | 30.77 | 18 | 21.69 | 16 | 31.37 | 29 | 30.85 | 28 | 35.90 | 83 | 24.34 |
| | middle | 2 | 14.29 | 48 | 29.27 | 6 | 46.15 | 26 | 31.33 | 16 | 31.37 | 25 | 26.60 | 24 | 30.77 | 99 | 29.03 |
| | upper | 4 | 28.57 | 69 | 42.07 | 3 | 23.08 | 35 | 42.17 | 9 | 17.65 | 26 | 27.66 | 16 | 20.51 | 130 | 38.12 |
| | zero & NAs | 0 | 0.00 | 3 | 1.83 | 0 | 0.00 | 1 | 1.20 | 2 | 3.92 | 3 | 3.19 | 2 | 2.56 | 7 | 2.05 |
| 15.4 | total | 14 | 100.00 | 164 | 100.00 | 13 | 100.00 | 83 | 100.00 | 51 | 100.00 | 94 | 100.00 | 78 | 100.00 | 341 | 100.00 |
| Steuben* | low | 0 | 0.00 | 31 | 4.98 | 0 | 0.00 | 19 | 6.96 | 3 | 13.64 | 30 | 16.22 | 3 | 6.25 | 80 | 7.40 |
| | moderate | 4 | 19.05 | 106 | 17.01 | 0 | 0.00 | 50 | 18.32 | 5 | 22.73 | 49 | 26.49 | 9 | 18.75 | 205 | 18.96 |
| | middle | 4 | 19.05 | 130 | 20.87 | 0 | 0.00 | 61 | 22.34 | 4 | 18.18 | 39 | 21.08 | 8 | 16.67 | 230 | 21.28 |
| | upper | 12 | 57.14 | 347 | 55.70 | 5 | 100.00 | 130 | 47.62 | 10 | 45.45 | 61 | 32.97 | 27 | 56.25 | 538 | 49.77 |
| | zero & NAs | 1 | 4.76 | 9 | 1.44 | 0 | 0.00 | 13 | 4.76 | 0 | 0.00 | 6 | 3.24 | 1 | 2.08 | 28 | 2.59 |
| 9.5 | total | 21 | 100.00 | 623 | 100.00 | 5 | 100.00 | 273 | 100.00 | 22 | 100.00 | 185 | 100.00 | 48 | 100.00 | 1,081 | 100.00 |
| Non MSA Areas 9999* | low | 0 | 0.00 | 39 | 4.96 | 0 | 0.00 | 22 | 6.18 | 11 | 15.07 | 41 | 14.70 | 11 | 8.73 | 102 | 7.17 |
| | moderate | 12 | 34.29 | 142 | 18.04 | 4 | 22.22 | 68 | 19.10 | 21 | 28.77 | 78 | 27.96 | 37 | 29.37 | 288 | 20.25 |
| | middle | 6 | 17.14 | 178 | 22.62 | 6 | 33.33 | 87 | 24.44 | 20 | 27.40 | 64 | 22.94 | 32 | 25.40 | 329 | 23.14 |
| | upper | 16 | 45.71 | 416 | 52.86 | 8 | 44.44 | 165 | 46.35 | 19 | 26.03 | 87 | 31.18 | 43 | 34.13 | 668 | 46.98 |
| | zero & NAs | 1 | 2.86 | 12 | 1.52 | 0 | 0.00 | 14 | 3.93 | 2 | 2.74 | 9 | 3.23 | 3 | 2.38 | 35 | 2.46 |
| 24.9 | total | 35 | 100.00 | 787 | 100.00 | 18 | 100.00 | 356 | 100.00 | 73 | 100.00 | 279 | 100.00 | 126 | 100.00 | 1,422 | 100.00 |
| NYS A/A TOTAL | low | 10 | 7.41 | 152 | 6.68 | 4 | 6.06 | 89 | 8.56 | 37 | 12.09 | 109 | 11.41 | 51 | 10.06 | 350 | 8.20 |
| | moderate | 41 | 30.37 | 482 | 21.19 | 10 | 15.15 | 202 | 19.42 | 74 | 24.18 | 201 | 21.05 | 125 | 24.65 | 885 | 20.73 |
| | middle | 27 | 20.00 | 589 | 25.89 | 25 | 37.88 | 304 | 29.23 | 80 | 26.14 | 249 | 26.07 | 132 | 26.04 | 1,142 | 26.74 |
| | upper | 52 | 38.52 | 1,013 | 44.53 | 26 | 39.39 | 407 | 39.13 | 104 | 33.99 | 361 | 37.80 | 182 | 35.90 | 1,781 | 41.71 |
| | zero & NAs | 5 | 3.70 | 39 | 1.71 | 1 | 1.52 | 38 | 3.65 | 11 | 3.59 | 35 | 3.66 | 17 | 3.35 | 112 | 2.62 |
| 100.0 | total | 135 | 100.00 | 2,275 | 100.00 | 66 | 100.00 | 1,040 | 100.00 | 306 | 100.00 | 955 | 100.00 | 507 | 100.00 | 4,270 | 100.00 |

¹ Figures exclude multifamily loans. The bank did not originate any multifamily loans.

² Bank figures include only originations. The bank reported no purchases.

* The bank included only parts of the county or MSA in its assessment area.

Sources of data: FRBNY (bank and affiliates' loans); FFIEC (aggregate loans); bank (assessment area); and 1990 Census (geography income levels).

NYS 1-4 FAMILY HMDA LOAN ORIGINATIONS^{1,2} -- YEAR 2001

BORROWER INCOME LEVEL DISTRIBUTION -- NUMBER OF LOANS

| MSA/County/Area % of NYS A/A Bank Total | Borrower Income Level | Home Purchase | | Refinancing | | Home Improvement | | Total | |
|--|--------------------------|---------------|------------|---------------|------------|------------------|------------|---------------|------------|
| | | Bank # | Bank % | Bank # | Bank % | Bank # | Bank % | Bank # | Bank % |
| Tioga | low | 1 | 8.33 | 0 | 0.00 | 11 | 37.93 | 12 | 22.22 |
| | moderate | 4 | 33.33 | 3 | 23.08 | 8 | 27.59 | 15 | 27.78 |
| | middle | 3 | 25.00 | 4 | 30.77 | 7 | 24.14 | 14 | 25.93 |
| | upper | 3 | 25.00 | 5 | 38.46 | 2 | 6.90 | 10 | 18.52 |
| | zero & NAs | 1 | 8.33 | 1 | 7.69 | 1 | 3.45 | 3 | 5.56 |
| | 8.1 total | | 12 | 100.00 | 13 | 100.00 | 29 | 100.00 | 54 |
| MSA 0960* | low | 1 | 8.33 | 0 | 0.00 | 11 | 37.93 | 12 | 22.22 |
| | moderate | 4 | 33.33 | 3 | 23.08 | 8 | 27.59 | 15 | 27.78 |
| | middle | 3 | 25.00 | 4 | 30.77 | 7 | 24.14 | 14 | 25.93 |
| | upper | 3 | 25.00 | 5 | 38.46 | 2 | 6.90 | 10 | 18.52 |
| | zero & NAs | 1 | 8.33 | 1 | 7.69 | 1 | 3.45 | 3 | 5.56 |
| | 8.1 total | | 12 | 100.00 | 13 | 100.00 | 29 | 100.00 | 54 |
| Chemung MSA 2335 | low | 6 | 6.19 | 1 | 0.94 | 29 | 12.34 | 36 | 8.22 |
| | moderate | 20 | 20.62 | 14 | 13.21 | 56 | 23.83 | 90 | 20.55 |
| | middle | 26 | 26.80 | 34 | 32.08 | 60 | 25.53 | 120 | 27.40 |
| | upper | 38 | 39.18 | 52 | 49.06 | 84 | 35.74 | 174 | 39.73 |
| | zero & NAs | 7 | 7.22 | 5 | 4.72 | 6 | 2.55 | 18 | 4.11 |
| | 66.1 total | | 97 | 100.00 | 106 | 100.00 | 235 | 100.00 | 438 |
| Schuyler | low | 0 | 0.00 | 2 | 7.41 | 9 | 23.68 | 11 | 13.25 |
| | moderate | 5 | 27.78 | 6 | 22.22 | 10 | 26.32 | 21 | 25.30 |
| | middle | 4 | 22.22 | 9 | 33.33 | 7 | 18.42 | 20 | 24.10 |
| | upper | 9 | 50.00 | 10 | 37.04 | 11 | 28.95 | 30 | 36.14 |
| | zero & NAs | 0 | 0.00 | 0 | 0.00 | 1 | 2.63 | 1 | 1.20 |
| | 12.5 total | | 18 | 100.00 | 27 | 100.00 | 38 | 100.00 | 83 |
| Steuben* | low | 1 | 3.13 | 0 | 0.00 | 2 | 6.25 | 3 | 3.41 |
| | moderate | 4 | 12.50 | 4 | 16.67 | 7 | 21.88 | 15 | 17.05 |
| | middle | 10 | 31.25 | 9 | 37.50 | 9 | 28.13 | 28 | 31.82 |
| | upper | 16 | 50.00 | 10 | 41.67 | 13 | 40.63 | 39 | 44.32 |
| | zero & NAs | 1 | 3.13 | 1 | 4.17 | 1 | 3.13 | 3 | 3.41 |
| | 13.3 total | | 32 | 100.00 | 24 | 100.00 | 32 | 100.00 | 88 |
| Non MSA Areas 9999* | low | 1 | 2.00 | 2 | 3.92 | 11 | 15.71 | 14 | 8.19 |
| | moderate | 9 | 18.00 | 10 | 19.61 | 17 | 24.29 | 36 | 21.05 |
| | middle | 14 | 28.00 | 18 | 35.29 | 16 | 22.86 | 48 | 28.07 |
| | upper | 25 | 50.00 | 20 | 39.22 | 24 | 34.29 | 69 | 40.35 |
| | zero & NAs | 1 | 2.00 | 1 | 1.96 | 2 | 2.86 | 4 | 2.34 |
| | 25.8 total | | 50 | 100.00 | 51 | 100.00 | 70 | 100.00 | 171 |
| NYS A/A TOTAL | low | 8 | 5.03 | 3 | 1.76 | 51 | 15.27 | 62 | 9.35 |
| | moderate | 33 | 20.75 | 27 | 15.88 | 81 | 24.25 | 141 | 21.27 |
| | middle | 43 | 27.04 | 56 | 32.94 | 83 | 24.85 | 182 | 27.45 |
| | upper | 66 | 41.51 | 77 | 45.29 | 110 | 32.93 | 253 | 38.16 |
| | zero & NAs | 9 | 5.66 | 7 | 4.12 | 9 | 2.69 | 25 | 3.77 |
| | 100.0 total | | 159 | 100.00 | 170 | 100.00 | 334 | 100.00 | 663 |

¹ Figures exclude multifamily loans. The bank originated 1 multifamily loan totaling \$80 thousand

² Bank figures include only originations. The bank reported nopurchases.

* The bank included only parts of the county or MSA in its assessment area.

Sources of data: FRBNY (bank and affiliates' loans); FFIEC (aggregate loans); bank (assessment area); and 1990 Census (geograp

| SMALL BUSINESS LENDING** | | | | | | | | | | | | | | |
|--------------------------|------------------------|--|--------------|---------------|--------------|-----------------------|-------------|-------------|--|-------------|---------------|-------------|--------------|---|
| YEAR 2001 | | | | | | | | | | | | | | |
| MSA/County/Area | Geography Income Level | Small Business Loans ("SBLs") ¹ | | | | of Loans by Loan Size | | | Loans to Small Businesses ³ | | | | S. B. Firms | # of Loans to S.B. per 1,000 S.B. Firms |
| | | Bank | | | | Bank | | | Bank | | | | | |
| | | # | % | \$000's | % | LS1 | LS2 | LS3 | # | % of SBLs | \$ | % of SBLs | | |
| % of Bank A/A Total # | | | | | | | | | | | | | | |
| Tioga* | low | 0 | 0.0 | 0 | 0.0 | | | | | | | | | |
| | moderate | 11 | 31.4 | 869 | 24.2 | | | | | | | | | |
| | middle | 19 | 54.3 | 2,261 | 63.0 | | | | | | | | | |
| | upper | 5 | 14.3 | 460 | 12.8 | | | | | | | | | |
| | zero & NAs | 0 | 0.0 | 0 | 0.0 | | | | | | | | | |
| | 7.1 total | 35 | 100.0 | 3,590 | 100.0 | 65.7 | 25.7 | 8.6 | 23 | 65.7 | 1,623 | 45.2 | 1,352 | 17.0 |
| MSA 0960* | low | 0 | 0.0 | 0 | 0.0 | | | | | | | | | |
| | moderate | 11 | 31.4 | 869 | 24.2 | | | | | | | | | |
| | middle | 19 | 54.3 | 2,261 | 63.0 | | | | | | | | | |
| | upper | 5 | 14.3 | 460 | 12.8 | | | | | | | | | |
| | zero & NAs | 0 | 0.0 | 0 | 0.0 | | | | | | | | | |
| | 7.1 total | 35 | 100.0 | 3,590 | 100.0 | 65.7 | 25.7 | 8.6 | 23 | 65.7 | 1,623 | 45.2 | 1,352 | 17.0 |
| Chemung MSA 2335 | low | 16 | 4.4 | 2,985 | 7.0 | | | | | | | | | |
| | moderate | 86 | 23.5 | 7,869 | 18.5 | | | | | | | | | |
| | middle | 190 | 51.9 | 23,584 | 55.4 | | | | | | | | | |
| | upper | 74 | 20.2 | 8,105 | 19.1 | | | | | | | | | |
| | zero & NAs | 0 | 0.0 | 0 | 0.0 | | | | | | | | | |
| | 73.8 total | 366 | 100.0 | 42,543 | 100.0 | 71.3 | 15.6 | 13.1 | 144 | 39.3 | 12,065 | 28.4 | 2,904 | 49.6 |
| Schuyler | low | 0 | 0.0 | 0 | 0.0 | | | | | | | | | |
| | moderate | 0 | 0.0 | 0 | 0.0 | | | | | | | | | |
| | middle | 28 | 100.0 | 3,142 | 100.0 | | | | | | | | | |
| | upper | 0 | 0.0 | 0 | 0.0 | | | | | | | | | |
| | zero & NAs | 0 | 0.0 | 0 | 0.0 | | | | | | | | | |
| | 5.6 total | 28 | 100.0 | 3,142 | 100.0 | 75.0 | 14.3 | 10.7 | 9 | 32.1 | 378 | 12.0 | 597 | 15.1 |
| Steuben | low | 0 | 0.0 | 0 | 0.0 | | | | | | | | | |
| | moderate | 1 | 1.5 | 35 | 0.3 | | | | | | | | | |
| | middle | 52 | 77.6 | 8,605 | 76.9 | | | | | | | | | |
| | upper | 14 | 20.9 | 2,554 | 22.8 | | | | | | | | | |
| | zero & NAs | 0 | 0.0 | 0 | 0.0 | | | | | | | | | |
| | 13.5 total | 67 | 100.0 | 11,194 | 100.0 | 62.7 | 19.4 | 17.9 | 22 | 32.8 | 3,459 | 30.9 | 1,724 | 12.8 |
| Non MSA Areas 999 | low | 0 | 0.0 | 0 | 0.0 | | | | | | | | | |
| | moderate | 1 | 1.1 | 35 | 0.2 | | | | | | | | | |
| | middle | 80 | 84.2 | 11,747 | 81.9 | | | | | | | | | |
| | upper | 14 | 14.7 | 2,554 | 17.8 | | | | | | | | | |
| | zero & NAs | 0 | 0.0 | 0 | 0.0 | | | | | | | | | |
| | 19.2 total | 95 | 100.0 | 14,336 | 100.0 | 66.3 | 17.9 | 15.8 | 31 | 32.6 | 3,837 | 26.8 | 2,321 | 13.4 |
| NYS A/A Total | low | 16 | 3.2 | 2,985 | 4.9 | | | | | | | | | |
| | moderate | 98 | 19.8 | 8,773 | 14.5 | | | | | | | | | |
| | middle | 289 | 58.3 | 37,592 | 62.2 | | | | | | | | | |
| | upper | 93 | 18.8 | 11,119 | 18.4 | | | | | | | | | |
| | zero & NAs | 0 | 0.0 | 0 | 0.0 | | | | | | | | | |
| | 100.0 total | 496 | 100.0 | 60,469 | 100.0 | 70.0 | 16.7 | 13.3 | 198 | 39.9 | 17,525 | 29.0 | 6,577 | 30.1 |

¹ Loans included in "loans to small businesses" as defined in call report instructions, generally consisting of loans with original amounts of \$1 million or less.

² Based on number of loans. Loan size categories: LS1 means up to \$100 thousand; LS2 means more than \$100 thousand and up to \$250 thousand; and LS3 means more than \$250 thousand.

³ Small business loans to small businesses with gross annual revenues of \$1 million or less.

* The bank included only parts of the county or MSA in its assessment area.

** Bank figures include originations and purchases of the bank and one affiliate.

Sources of data: FRBNY (bank and affiliate's loans); FFIEC (aggregate loans); bank (assessment area); 1990 Census (geography income levels); and Dun & Bradstreet (small business)

GLOSSARY

Aggregate

The cumulative lending by all HMDA-reporting lenders in the same geographic area under evaluation.

Community Development

The term “community development” is defined to mean:

1. Affordable housing (including multifamily housing) for low- or moderate-income (“LMI”) individuals;
2. Community services targeted to LMI individuals;
3. Activities that promote economic development by financing business or farms that meet the size eligibility standards of the United States Small Business Administration (“SBA”) Development Company or Small Business Investment Company programs, or have gross annual incomes of \$1 million or less;
4. Activities that revitalize or stabilize LMI geographies; and
5. Activities that seek to prevent defaults and/or foreclosures in loans included in (1) and (3), above.

A “community development loan” is defined as a loan that has as its *primary purpose* community development. This includes but is not limited to loans to:

- Borrowers for affordable housing rehabilitation and construction, including construction and permanent financing for multifamily rental property serving low or moderate income (“LMI”) persons;
- Nonprofit organizations serving primarily LMI or other community development needs;
- Borrowers to construct or rehabilitate community facilities that are located in LMI areas or that primarily serve LMI individuals;
- Financial intermediaries including community development financial institutions, community development corporations, minority- and women-owned financial institutions, community loan funds or pools, micro-finance institutions, and low-income or community development credit unions that primarily lend or facilitate lending to promote community development;
- Local, state and tribal governments for community development activities; and
- Borrowers to finance environmental clean up or redevelopment of an industrial site as part of an effort to revitalize the LMI community in which the property is located.

A “qualified investment” is defined as a lawful investment, deposit, membership share or grant that has as its *primary purpose* community development. This includes but is not limited to investments, deposits, membership shares or grants in or to:

- Financial intermediaries (including community development financial institutions, community development corporations, minority- and women-owned financial institutions, community loan funds, micro-finance institutions and low-income or community development credit unions) that primarily lend or facilitate lending in LMI areas or to LMI individuals in order to promote community development;
- Organizations engaged in affordable housing rehabilitation and construction;
- Organizations, including, for example, small business investment corporations that promote economic development by financing small businesses;
- Facilities that promote community development in LMI areas or LMI individuals, such as youth programs, homeless centers, soup kitchens, health care facilities, battered women’s centers, and alcohol and drug recovery centers;
- Projects eligible for low-income housing tax credits;
- State and municipal obligations, such as revenue bonds that specifically support affordable housing or other community development needs;
- Organizations serving LMI housing or other community development needs, such as counseling for credit, home ownership, home maintenance, and other financial services education; and
- Organizations supporting activities essential to the capacity of LMI individuals or geographies to utilize credit to sustain economic development, such as day care operations and job training programs that facilitate access to permanent jobs.

A “community development service” is defined as a service that has as its *primary purpose* community development, is related to the provision of financial services, and has not been considered in the evaluation of the banking institution's retail banking services. This includes but is not limited to:

- Providing technical assistance on financial matters to nonprofit, tribal or government organizations serving LMI housing or economic revitalization and development needs;
- Providing technical assistance on financial matters to small businesses or community development organizations;
- Lending employees to provide financial services for organizations facilitating affordable housing construction and rehabilitation or development of affordable housing;
- Providing credit counseling, home buyers and home maintenance counseling, financial planning or other financial services education to promote community development and affordable housing;
- Establishing school savings programs for LMI individuals;
- Providing seminars for LMI persons on banking and bank account record-keeping;
- Making ATM “Training Machines” available for extended periods at LMI community sites or at community facilities that serve LMI individuals; and
- Technical assistance activities to community development organizations such as:
 - ❖ Serving on a loan review committee;
 - ❖ Developing loan application and underwriting standards;
 - ❖ Developing loan processing systems;
 - ❖ Developing secondary market vehicles or programs;
 - ❖ Assisting in marketing financial services, including the development of

- ❖ advertising and promotions, publications, workshops and conferences;
- ❖ Furnishing financial services training for staff and management;
- ❖ Contributing accounting/bookkeeping services; and
- ❖ Assisting in fund raising, including soliciting or arranging investments.

Demand-Adjusted Penetration Rate

The number of owner-occupied loans made by the institution (or aggregate as appropriate) in a geographic area per thousand owner-occupied housing units in that area.

Mathematically, it is arrived at by dividing the number of owner-occupied housing units into the number of loans made and then multiplying by 1,000.

Demand-Adjusted Penetration Ratio

A ratio that depicts geographic penetration of loans by comparing demand-adjusted lending in LMI areas with non-LMI areas. Mathematically, it is arrived at by dividing the demand-adjusted penetration rate in non-LMI areas into the demand-adjusted penetration rate in LMI areas and then expressed as a percentage.

A ratio of 100% means that the institution (or aggregate as appropriate) made an equal number of loans proportionally in LMI and non-LMI areas. Less than 100 percent would indicate less lending in LMI areas on the same basis compared to non-LMI areas, whereas over 100 percent would indicate a greater level of lending in LMI areas versus non-LMI areas.

Home Mortgage Disclosure Act (“HMDA”)

The Home Mortgage Disclosure Act, enacted by Congress in 1975, and subsequently amended, requires institutions to annually report data about applications for residential (including multifamily) financing.

Loans to Small Businesses

Small business loans to businesses with gross annual revenues of \$1 million or less.

Low or Moderate Income (“LMI”) Geographies

Those census tracts or block numbering areas (“BNAs”), where according to the 1990 US Census, the median family income is less than 80% of the area median family income. In the case of tracted areas that are part of a Metropolitan Statistical Area (“MSA”) or Primary Metropolitan Statistical Area (“PMSA”), this would relate to the median family income for the MSA or PMSA in which the tracts are located. In the case of BNAs and tracted areas that are not part of a MSA or PMSA, the area median family income would be the statewide non-metropolitan median family income.

LMI Borrowers

Borrowers whose income, as reported on the loan application which the lender relied upon in making the credit decision, is less than 80% of the area median family income. In the case where the residential property is located in a MSA or PMSA, this would relate to the median family income for that MSA or PMSA. Otherwise, the area median family income would be the statewide non-metropolitan median family income. In all instances, the area median family incomes used to measure borrower income levels are updated annually by the U.S. Department of Housing and Urban Development (“HUD”).

LMI Individuals/Persons

Those individuals, whose income is less than 80% of the area median family income. In the case where the individual resides in a MSA or PMSA, this would relate to the median family income for that MSA or PMSA. Otherwise, the area median family income would be the statewide non-metropolitan median family income. In all instances, the area median family incomes used to measure individual income levels are updated annually by HUD.

Small Business Loans

Loans to businesses with original amounts of \$1 million or less.