NEW YORK STATE BANKING DEPARTMENT

CONSUMER SERVICES DIVISION
2 Rector Street
New York, NY 10006

PUBLIC SUMMARY

OFF-SITE EVALUATION

COMMUNITY REINVESTMENT ACT
PERFORMANCE EVALUATION

Date of Evaluation: December 31, 2001

Institution: Oswego County Savings Bank
44 East Bridge Street
Oswego, NY 13126

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 "off-site" evaluation of the Community Reinvestment Act ("CRA") performance of Oswego County Savings Bank ("OCSB") 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

The bank is rated a "2", indicating a satisfactory record of helping to meet community credit needs. This rating is based on the following factors:

- The bank's average loan-to-deposit ratio of 77.1% for the eight quarters ending December 31, 2001, was found to be satisfactory. The corresponding nationwide peer average was 84.3%.

- The bank's assessment area lending is satisfactory, representing a majority of the bank's overall HMDA-reportable lending in both 2000 and 2001 and showing an increase over the course of the exam period. Specifically, in 2000, the bank originated 66.2% of its HMDA loans and, in 2001, it extended 76.6% of such loans in the assessment area.

- Overall, the bank's distribution of HMDA-reportable loans among borrowers of different income levels is considered satisfactory. In 2000, the bank achieved a 28.1% LMI penetration ratio, slightly below the aggregate's 30.8%. The LMI penetration ratio for 2001 was comparable to that achieved in the prior year. The aggregate data for 2001 was not available.

- Overall, the bank's geographic distribution of lending is deemed satisfactory. In 2000, the bank had a 19.3% LMI penetration ratio, performing well above the aggregate's 10.5%. In 2001, however, the bank's penetration ratio declined significantly, to 11.6%. Aggregate data for 2001 was not available.

- Between evaluations, neither the bank nor the New York State Banking Department received any CRA-related complaints.

This "off-site" 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:

Oswego County Savings Bank ("OCSB" or the "bank") was chartered as a mutual institution in 1870. The bank converted to stock form on July 13, 1999, which resulted in the formation of a two-tier holding company structure: Oswego County MHC at the top, holding 53% of the shares of Oswego County Bancorp, Inc. a Delaware mid-tier holding company, which in turn holds 100% of the shares of OCSB. The conversion also resulted in the formation of Oswego County Charitable Foundation.

During the evaluation period, OCSB operated six full-service banking offices. Subsequently, it opened another branch. Five branches are located in Oswego County and two others are located in Onondaga County.

As of December 31, 2001, the bank reported $163.0 million in total assets, primarily comprised of $104.9 million (64.4%) in gross loans and $40.1 million (24.6%) in securities investments. Reported total deposits were $131.3 million.

The following table illustrates the bank's loan portfolio composition as of December 31, 2000 and December 31, 2001.

TOTAL GROSS LOANS OUTSTANDING				
LOAN TYPE	12/31/01		12/31/00	
	$000	%	$000	%
Residential Mortgage Loans	66,183	63.1	62,602	71.9
Commercial Mortgage Loans	25,307	24.1	14,866	17.1
Mutifamily Mortgages	2,468	2.4	3,363	3.9
Consumer Loans	8,500	8.1	5,103	5.9
Agricultural Loans	503	0.5	516	0.6
Commercial & Industrial Loans	1,881	1.8	635	0.7
Other Loans	7		7	
Total Gross Loans	104,849	100.0	87,092	100.0

As of December 31, 2001, the bank's loan portfolio was comprised primarily of residential mortgage loans (63.1%) and commercial mortgage loans (24.1%), reflecting OCSB's primary lines of business. The bank became a member of the Federal Home Loan Bank in 1999.

OCSB is an approved Small Business Administration ("SBA") lender. However, the bank did not extend any SBA loans during this evaluation period.

According to the latest available comparative deposit data, as of June 30, 2001, OCSB ranked 6th among 12 banks in Oswego County, with a 10.83% share of the county's deposits, and ranked 15th among 17 banks in Onondaga County, with a 0.16% share of the county's deposits.

There were no financial or other impediments noted during the evaluation. The bank faces no apparent difficulties likely to inhibit its ability to help the credit needs of the community.

Assessment Area:

Between evaluations, the bank expanded its assessment area by including 18 census tracts within Onondaga County. These census tracts are portions of Cicero Town, the North Syracuse Village, Clay Town, the Liverpool Village and Salina Town. The bank continued to have most of Oswego County (25 out of 29 census tracts) as part of its assessment area. Onondaga and Oswego counties are part of Syracuse-MSA # 8160. Overall, the assessment area consists of 43 census tracts, of which six, or 13.9% of the total, are moderate-income census tracts, 27, or 62.8%, are middle-income tracts, and 10, or 23.3%, are upper-income census tract. There are no low-income census tracts in the bank's assessment area.

According to the 1990 U.S. Census, the assessment area's total population was 190.4 thousand and represents the bulk of Oswego County's population. Persons 16 and older constituted about 75% of the population, of which nearly 10% was over 65 years of age. The area had 49.8 thousand families, of which 16.9 thousand, or nearly 34% of the total, were low- and moderate-income (LMI) families. There were 67.6 thousand households, of which 5.7 thousand, or 8.4%, had incomes below poverty level.

There were 74.3 thousand housing units, including 55.6 thousand (74.8 %)1-4 family units and 8 thousand (10.8 %) mobile homes or trailers. Sixty-five percent (48.4 thousand) of the housing units were owner-occupied and nine percent were vacant or boarded-up. The median housing value was $71.6 thousand and the median age was 28 years.

The 1990 MSA/Non-MSA median family income for the assessment area was $36.7 thousand and the 2001 MSA/Non-MSA (estimated) updated median family income was $50.3 thousand.

The assessment area appears reasonable based upon the location of branches and the bank's lending patterns. There is no evidence that LMI areas were arbitrarily excluded.

PERFORMANCE STANDARDS AND ASSESSMENT FACTORS

OCSB's performance was evaluated under the small bank performance criteria, which include the following: (1) Loan-to-Deposit Ratio and other Lending-Related Activities; (2) Proportion of Lending in the Assessment Area; (3) Geographic Distribution of Lending; (4) Distribution of Lending by Borrower Characteristics; and (5) Action Taken in Response to Written Complaints Regarding CRA. The evaluation of performance is based primarily on OCSB's residential lending. Consumer and small business loans constituted relatively small percentages of the bank's total loan portfolio and were not analyzed.

The assessment period encompassed calendar years 2000 and 2001. The demographic data referred to in this report was obtained from the 1990 U.S. Census along with the 2000 HUD-estimated median family income. The bank's loan composition was obtained from the Federal Financial Institutions Examination Council (FFIEC) and lending comparisons are made to the aggregate data for year 2000. The aggregate data for 2001 was not available for purposes of this evaluation.

OCSB offers the following types of credit:

- Residential 1-4 family mortgages;
- Residential multifamily mortgages;
- Home Equity Loans;
- Consumer Installment Loans;
- Commercial Loans;
- Consumer Loans;
- Passbook Loans; and
- Home Improvement Loans.

HMDA Lending:

A review of the bank's Home Mortgage Disclosure Act/ Loan Application Register ("HMDA/ LAR ") data, supplied by the bank, revealed the following:

HMDA/LAR SUMMARY								
Loan Category	12/30/2001				12/31/2000			
	APPLICATIONS		ORIGINATION		APPLICATIONS		ORIGINATION	
	#	$ (in thousands)	#	$	#	$	#	$
Home Purchase	63	4,282	45	3, 287	54	4,501	45	3,919
Refinance	92	6,212	81	5,487	21	1,506	16	1,207
Multifamily	8	2,967	7	2,787	7	2,360	3	1,550
Home Improvement	35	856	25	572	32	711	22	399
Total	**198**	**$14,317**	**158**	**$12,133**	**114**	**$9,078**	**86**	**$7,075**

In 2000, OCSB processed 114 HMDA-reportable loan applications totaling $9.1 million, of which 86 loans (75.4%) totaling $71 million (78%) were originated. The bank's primary product for that year was home purchase loans. The bank received 198 HMDA-reportable loan applications totaling $14.3 million in 2001, of which 158 loans (79.8%) totaling $12.1 million (almost 85%) were originated. Refinance loans represented the largest proportion of OCSB's lending for 2001.

Small Business Lending:

OCSB extended 100 small business loans totaling $8.1 million in 2000, and 108 small business loans totaling $10.6 million in 2001. As mentioned above, these loans were not analyzed for this evaluation.

Loan to-Deposit Analysis: "Satisfactory"

The bank's loan-to-deposit ratio is considered reasonable. This finding is based on OCSB's average net loan-to-deposit ratio of 77.2% for the eight quarters ending December 31, 2001, which was calculated using data from the Uniform Bank Performance Report (UBPR). This ratio was somewhat below the national peer group's net loan-to-deposit ratio of 84.4%, for the corresponding periods.

Proportion of Lending Within Assessment Area: "Satisfactory"

A majority of the bank's HMDA-reportable loans were originated within its assessment area. In 2000, 57 loans (66.3%) totaling $4.2 million (59.2%) were originated in the assessment area.

In 2001, the bank originated 121 loans, or 76.6% of the total number (158) of loans in the assessment area, a sizable increase in both number and percentage. The dollar amount of assessment area loans also increased to $9.1 million, or 75.2% of the total dollar volume ($12.1 million) provided.

Borrower Distribution of Lending: "Satisfactory"

Overall, the bank's distribution of HMDA-reportable loans among borrowers of different income levels in its assessment area is considered reasonable.

In 2000, OCSB extended 16 HMDA-reportable loans to LMI individuals, yielding a 28.1% penetration ratio. This is slightly below the 30.8% LMI penetration ratio attained by the aggregate.

In 2001, OCSB extended 34 loans to LMI individuals, maintaining the prior year's LMI penetration ratio of 28.1%. The 2001 aggregate data was not available.

Geographic Distribution of Lending: "Satisfactory"

Overall, the bank's geographic distribution of HMDA-reportable loans in its assessment area is considered reasonable.

In 2000, the bank provided 11 loans in moderate-income census tracts, resulting in an LMI area penetration ratio of 19.3%. This is significantly greater than the aggregate's LMI penetration ratio of 10.5%. In middle-income areas, the bank also outperformed the aggregate, with 38 loans resulting in a penetration ratio of 66.7% versus the aggregate's 54%. As a result, OCSB's lending was less focused on upper-income areas, resulting in an upper-income area penetration of 14%(14 loans), compared to the 35.5% ratio achieved by the aggregate.

In 2001, the bank attained only an 11.6% LMI penetration ratio (with 14 loans), a marked decline compared to the prior year's performance. While LMI area penetration decreased, middle-income area penetration soared to 81.0% (with 98 loans). At the same time, the bank attained only a 7.4% penetration ratio (with 9 loans) in upper-income census tracts. A comparison against the 2001 aggregate was not available.

Action Taken In Response to Written Complaints With Respect to CRA

Neither the bank nor the New York State Banking Department received any CRA-related complaints since the prior evaluation.

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 of March 11, 1999 indicates a satisfactory performance in terms of adherence to anti-discrimination or other applicable laws and regulations. Evidence of prohibited discriminatory or other illegal credit practices were not noted.

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.

Bank management and key staff actively participate with many organizations involved in addressing the credit needs of LMI households in the bank's market area. A partial list of these organizations follows:

- Fair Housing Council of Oswego County
- CRA Roundtable (members of financial institutions that work with various community groups)
- Greater Syracuse Association of Realtors
- Community Development Office – City of Owsego
- Relay for Life – Oswego County

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.

OCSB relies on referrals, personal contacts, and selective marketing to promote its products and services. The bank uses print media (primarily newspapers) to make members of the community aware of the credit services offered. These publications include newspapers like the Post Standard (Greater Syracuse area), the Palladium Times (Oswego), the Salmon River (Pulaski), the Syracuse Business Record, the Eagle, the Watertown Daily News and the Daily News. It also uses WSEN Radio (Greater Syracuse area).

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

The Board approves loan policies that specifically refer to compliance with CRA regulations.

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.

In 2000, the bank donated $44.1 thousand and in 2001, it gave $34.1 thousand to non-profit organizations engaged in civic, healthcare, education, and economic development.

CHARTS FOR REPORTING OF HMDA STATISTICS

Residential Real Estate Loans - Year 2000 - by Borrower Income Level*										
Borrower	**Total Lending**				**Assessment Area Lending**				**Aggregate****	
Income	**Applics.**		**Originations**		**Applics.**		**Originations**		**Originations**	
Level	#	%	#	%	#	%	#	%	#	%
Low	5	4.4	3	3.5	5	6.2	3	5.3	362	8.6
Moderate	21	18.4	15	17.4	19	23.5	13	22.8	934	22.2
Middle	28	24.6	20	23.3	24	29.6	16	28.1	1,238	29.5
Upper	48	42.1	41	47.7	26	32.1	21	36.8	1,575	37.5
N/A	12	10.5	7	8.1	7	8.6	4	7.0	92	2.2
Total	**114**	**100.0**	**86**	**100.0**	**81**	**100.0**	**57**	**100.0**	**4,201**	**100.0**

* Borrower income level is based upon the Department of Housing and Urban Development's annual estimate of median family income figure for the MSA of the mortgaged property. Low income is defined as <50% of the MSA median, moderate income is 50% to <80%, middle income is 80% to <120%, and upper income is at least 120%.

** The term "Aggregate" refers to loans originated in the bank's assessment area by all HMDA reporting lenders.

Residential Real Estate Loans - Year 2000 - by Geography Income Level*										
Geo	**Total Lending**				**Assessment Area Lending**				**Aggregate**	
Income	**Applics.**		**Originations**		**Applics.**		**Originations**		**Originations**	
Level	#	%	#	%	#	%	#	%	#	%
Low	1	0.9	1	1.2	-	0.0	-	0.0	-	0.0
Moderate	18	15.8	11	12.8	17	21.0	11	19.3	440	10.5
Middle	72	63.2	56	65.1	53	65.4	38	66.7	2,268	54.0
Upper	20	17.5	15	17.4	11	13.6	8	14.0	1,493	35.5
N/A	3	2.6	3	3.5	-	0.0	-	0.0	-	0.0
Total	**114**	**100.0**	**86**	**100.0**	**81**	**100.0**	**57**	**100.0**	**4,201**	**100.0**

* Geography income level is based upon 1990 Census data on median family income figure for the MSA of the mortgaged property. Low income is defined as <50% of the MSA median, moderate income is 50% to <80%, middle income is 80% to <120%, and upper income is at least 120%.

Residential Real Estate Loans - Year 2001 - by Borrower Income Level*								
Borrower	**Total Lending**				**Assessment Area Lending**			
Income	**Applics.**		**Originations**		**Applics.**		**Originations**	
Level	**#**	**%**	**#**	**%**	**#**	**%**	**#**	**%**
Low	5	2.5	5	3.2	4	2.6	4	3.3
Moderate	40	20.2	35	22.2	34	21.8	30	24.8
Middle	51	25.8	42	26.6	42	26.9	34	28.1
Upper	88	44.4	64	40.5	69	44.2	47	38.8
N/A	14	7.1	12	7.6	7	4.5	6	5.0
Total	**198**	**100.0**	**158**	**100.0**	**156**	**100.0**	**121**	**100.0**

* Borrower income level is based upon the Department of Housing and Urban Development's annual estimate of median family income figure for the MSA of the mortgaged property. Low income is defined as <50% of the MSA median, moderate income is 50% to <80%, middle income is 80% to <120%, and upper income is at least 120%.

Residential Real Estate Loans - Year 2001 - by Geography Income Level*								
Geo	**Total Lending**				**Assessment Area Lending**			
Income	**Applics.**		**Originations**		**Applics.**		**Originations**	
Level	**#**	**%**	**#**	**%**	**#**	**%**	**#**	**%**
Low	-	0.0	-	0.0	-	0.0	-	0.0
Moderate	23	11.6	15	9.5	22	14.1	14	11.6
Middle	146	73.7	118	74.7	123	78.8	98	81.0
Upper	24	12.1	21	13.3	11	7.1	9	7.4
N/A	5	2.5	4	2.5	-	0.0		0.0
Total	**198**	**100.0**	**158**	**100.0**	**156**	**100.0**	**121**	**100.0**

* Geography income level is based upon 1990 Census data on median family income figure for the MSA of the mortgaged property. Low income is defined as <50% of the MSA median, moderate income is 50% to <80%, middle income is 80% to <120%, and upper income is at least 120%.

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 nonmetropolitan 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 nonmetropolitan 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 nonmetropolitan 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.