



PUBLIC DISCLOSURE

July 15, 2024

**COMMUNITY REINVESTMENT ACT
PERFORMANCE EVALUATION**

Evergreen Federal Bank
Charter Number 702610

969 SE 6th Street
Grants Pass, OR 97526

Office of the Comptroller of the Currency

Seattle Office
101 Stewart Street, Suite 1010
Seattle, WA 98101

NOTE: This document is an evaluation of this institution's record of meeting the credit needs of its entire community, including low- and moderate-income neighborhoods, consistent with safe and sound operation of the institution. This evaluation is not, and should not be construed as, an assessment of the financial condition of this institution. The rating assigned to this institution does not represent an analysis, conclusion, or opinion of the federal financial supervisory agency concerning the safety and soundness of this financial institution.

Contents

Overall CRA Rating.....	1
Description of Institution	2
Scope of the Evaluation	3
Discriminatory or Other Illegal Credit Practices Review	4
State Rating.....	5
State of Oregon	5
COMMUNITY DEVELOPMENT TEST	14
Appendix A: Scope of Examination	A-1
Appendix B: Summary of MMSA and State Ratings.....	B-1
Appendix C: Definitions and Common Abbreviations.....	C-1
Appendix D: Tables of Performance Data.....	D-1

Overall CRA Rating

Institution's CRA Rating: This institution is rated **Outstanding**.

The lending test is rated: Satisfactory.

The community development test is rated: Outstanding.

The major factors that support this rating include:

Lending Test

- The Lending Test rating is based solely on the state of Oregon.
- Evergreen Federal Bank (Evergreen Federal, or bank) originated a substantial majority of its loans, by both number and dollar amount, within its assessment areas (AAs) during the evaluation period.
- The bank's loan-to-deposit (LTD) ratio is reasonable given its size, financial condition, and the credit needs of its AAs.
- An overall reasonable geographic distribution of home mortgage and small loans to businesses.
- An overall reasonable distribution of home mortgage and small loans to businesses amongst individuals of different income levels and businesses of different sizes, respectively.

Community Development Test

- The Community Development (CD) Test rating is based on solely on the state of Oregon.
- Evergreen Federal displayed excellent responsiveness to the CD credit needs of its AAs.
- Evergreen Federal had an excellent level of CD services, overall.
- An overall adequate level of CD qualified investments.

Loan-to-Deposit Ratio

Considering the bank's size, financial condition, and credit needs of the AAs, the bank's loan-to-deposit ratio is reasonable.

Evergreen Federal's LTD ratio averaged 76.2 percent over the evaluation period, which is the three years ended December 31, 2023. Evergreen Federal's highest quarterly LTD ratio over the period was 91 percent, with the lowest quarterly LTD ratio of 65.6 percent. This represents a reasonable amount of lending relative to deposits in consideration of products offered and lending opportunities. We considered the LTD ratio of five similarly situated peer banks, and Evergreen Federal's ratio over the period is favorable in comparison. The five peer institutions had an average LTD ratio over the period of 66.7 percent, with the average highest quarterly ratio being 88.6 percent, and the lowest average quarterly ratio of 43.8 percent.

Lending in Assessment Area

A substantial majority of the bank's loans are inside its AAs.

The bank originated and purchased 96.7 percent of its total loans by count and 96.3 percent by dollar

amount inside the bank's AAs during the evaluation period. This analysis is performed at the bank, rather than the AA, level.

Lending Inside and Outside of the Assessment Area										
Loan Category	Number of Loans				Total #	Dollar Amount of Loans \$(000s)				Total \$(000s)
	Inside		Outside			Inside		Outside		
	#	%	#	%		\$	%	\$	%	
Home Mortgage	888	96.8	29	3.2	917	267,401	96.6	9,319	3.4	276,719
Small Business	82	95.3	4	4.7	86	26,262	92.5	2,118	7.5	28,380
Total	970	96.7	33	3.3	1003	293,663	96.3	11,436	3.7	305,099

Description of Institution

Evergreen Federal Bank is a single-state federally chartered mutual bank located in Southern Oregon. As a mutual bank, Evergreen Federal is owned by its depositors and does not have a holding company. The bank was founded in 1934 and has been headquartered in Grants Pass, Oregon since inception. In 2008, the bank changed its name from Evergreen Federal Savings and Loan Association to Evergreen Federal Bank. The bank offers both consumer and business deposit and lending products.

Evergreen Federal currently operates six branches across the Josephine, Jackson, and Curry counties. These six branches operate within the bank's three designated AAs: Grants Pass AA, Medford AA, and Curry County AA. There are two branches in Grants Pass, and one branch each in Brookings, Medford, Rogue River, and Ashland. The newest branch in Ashland opened in August 2023, and represents the only change to the branch network during the evaluation period.

Each branch offers similar products and services, including retail and business deposit and loan products. The bank's primary lending products are home mortgage loans and business loans, primarily focused on real estate. Lending products offered to individuals include fixed and variable rate home mortgage loans, personal loans, home equity lines of credit, solar panel lending, and land and construction loans. Business loan types include commercial real estate, multifamily, commercial and industrial, and construction and land development loans. During 2021, Evergreen continued offering Small Business Administration (SBA) Paycheck Protection Program (PPP) loans to small businesses under distress from the economic impact of the pandemic. The bank's suite of deposit products includes checking accounts, savings accounts, certificates of deposit, and individual retirement accounts.

Other banking products and services include Automated Teller Machines (ATMs), night depositories, and drive-thru banking. Hours of operation are typically 9:00 a.m. to 5:00 p.m. with extended morning or late afternoon hours via drive-thru banking, or on Fridays. Additional services are offered via an automated customer support phone system and via online or mobile banking. All branches feature one deposit-taking ATM each.

As of December 31, 2023, Evergreen Federal reported total assets of \$605.1 million, total deposits of \$523.6 million, and tier one capital of \$74.2 million. Total loans and leases were \$470.8 million, or 89.9 percent of total deposits.

Scope of the Evaluation

Evaluation Period/Products Evaluated

The bank's performance was evaluated under the Intermediate Small Bank (ISB) criteria. The Lending Test evaluates the bank's record of meeting the credit needs of its AAs through its lending activities. The CD Test evaluates the bank's record of responding to CD needs in its AAs through CD lending, qualified investments, donations, and services.

We determined Evergreen Federal's primary loan products to be home mortgage loans and business loans, based on the bank's lending activity over the evaluation period.

Loans Originated and Purchased by Product Type				
Product Type	Number of Loans		Dollar Amount of Loans	
	#	%	\$	%
Home Mortgage	930	78.0%	\$281,214,187	57.0%
Business Loans	242	20.3%	\$210,119,905	42.6%
Agriculture	1	0.1%	\$715,000	0.1%
Consumer	19	1.6%	\$1,493,500	0.3%
Total	1192	100.0%	\$493,542,592	100.0%

Home mortgage loans are the primary product by number of loans and dollar amount. However, business loans are a significant portion by dollar amount, representing 42.6 percent of total originations over the evaluation period. Due to the dollar volume, we also selected business loans for analysis in the Lending Test. For our conclusions on the Lending Test, we gave greater weight to the performance in home mortgage lending, due to the increased number and dollar amount relative to business loans.

Evergreen Federal is required to report mortgage lending data by the Home Mortgage Disclosure Act (HMDA). Mortgage data is provided for all areas based on reported HMDA data. The U.S. Census Bureau's American Community Survey (ACS) 2011-2015 is used as the source of demographic data and census tract (CT) income levels for 2021, with the U.S. Census 2020 data used for 2022 and 2023. Prior to this evaluation, we tested the accuracy of Evergreen's publicly filed information on home mortgage loans. The HMDA data we reviewed was collected and reported by the bank over the evaluation period. The testing indicated no substantive inaccuracies in the data for home mortgage loans; therefore, we determined the data is reliable. For business lending, we reviewed each small business loan that was eligible for the Lending Test. For CD activities a sampling of reported activities was tested and individually verified to confirm CRA eligibility. Our testing results indicated that reported data was accurate and met the qualification requirements under CRA. Additionally, PPP loans made in 2021 were included in the list of CD loans.

Selection of Areas for Full-Scope Review

In each state where the bank has an office, one or more of AAs within that state was selected for a full-scope review. Refer to the *Scope* section under the *Oregon State Rating* for details regarding how full-scope AAs were selected. Refer to appendix A, *Scope of Examination*, for a list of full- and limited-scope AAs.

Ratings

The bank's overall rating is solely based on the Oregon state rating, as it is the only rating area for Evergreen Federal.

The state rating is based on performance in all bank AAs. Refer to the *Scope* section under the *Oregon State Rating* section for details regarding how the areas were weighted in arriving at this rating.

Discriminatory or Other Illegal Credit Practices Review

Pursuant to 12 CFR 195.28(c), in determining a federal savings association's (bank) CRA rating, the OCC considers evidence of discriminatory or other illegal credit practices in any geography by the bank, or in any AA by an affiliate whose loans have been considered as part of the bank's lending performance. As part of this evaluation process, the OCC consults with other federal agencies with responsibility for compliance with the relevant laws and regulations, including the U.S. Department of Justice, the U.S. Department of Housing and Urban Development, and the Bureau of Consumer Financial Protection, as applicable.

The OCC has not identified that this institution has engaged in discriminatory or other illegal credit practices that require consideration in this evaluation.

The OCC will consider any information that this institution engaged in discriminatory or other illegal credit practices, identified by or provided to the OCC before the end of the institution's next performance evaluation in that subsequent evaluation, even if the information concerns activities that occurred during the evaluation period addressed in this performance evaluation.

State Rating

State of Oregon

CRA rating for the State of Oregon¹: Outstanding

The Lending Test is rated: Satisfactory

The Community Development Test is rated: Outstanding

The major factors that support this rating include:

Lending Test

- An overall reasonable geographic distribution of home mortgage and small loans to businesses.
- An overall reasonable distribution of home mortgage and small loans to businesses amongst individuals of different income levels and businesses of different sizes, respectively.

Community Development Test

- Evergreen Federal displayed excellent responsiveness to the CD credit needs of its AAs.
- Evergreen Federal overall had an excellent level of CD services in Oregon.
- An overall adequate level of CD qualified investments.

Description of Institution's Operations in Oregon

Grants Pass AA

The Grants Pass AA comprises the entire Grants Pass Metropolitan Statistical Area (MSA), which includes all of Josephine County in Southwest Oregon. Grants Pass is the largest city in the county, with the remainder of the county composed of rural areas, forest land, or small towns. As of the 2020 U.S. census, the population is 88,090, with a median family income of \$57,003. Between 2021 and 2022, the overall number of census tracts increased from 16 to 22, with the number of moderate-income tracts increasing from two to four. There are no low-income census tracts. In aggregate, low- or moderate-income (LMI) census tracts made up 12.5 percent of the census tracts in 2021, and 18.2 percent in 2022 and 2023. Evergreen Federal has two branches in this AA, and based on the June 30, 2023, Federal Deposit Insurance Corporation (FDIC) Deposit Summary report, 72.2 percent of the bank's deposits are located within this AA. This AA also represents most of the lending activity for the bank.

The FDIC Market Share Report as of June 30, 2023, indicates ten FDIC-insured institutions, operating 17 branches in total, hold just over \$2 billion in deposits in Josephine County. Evergreen Federal holds the largest deposit share with 19.1 percent of total deposits. Competitor institutions are regional and national banks, with Umpqua Bank, U.S. Bank, N.A., First Interstate Bank, and J.P. Morgan Chase Bank, N.A. rounding out the top five deposit market share holders. Collectively, these four banks hold 50 percent of deposits in the county. While there are credit unions active in the county, these are not considered in the FDIC report, as they are insured by the National Credit Union Administration

¹ This rating reflects performance within the state. The statewide evaluations do not reflect performance in the parts of those states contained within the MMSA.

(NCUA). HMDA market share data for home mortgage originations in 2022 had Evergreen Federal rank fourth out of 166 institutions, with 4.7 percent of the market share by count of loans. Some primary competitors included Rogue Credit Union, Nations Lending Corporation, Rocket Mortgage, Synergy One Lending, and Umpqua Bank.

According to Moody's Analytics' March 2024 analysis, top employers in the Grants Pass MSA include the Three Rivers Community Hospital, the Rogue Community College, and Master Brand Cabinet Co. Historically, this community relied on timber as a primary driver, but in recent years the economy has shifted to 21.7 percent in educational or health services, 15.5 percent in retail trade, and 12.9 percent in hospitality services. Moody's also notes that while the healthcare industry is the key employment driver for the region, recent struggles have led to a 3 percent staff cut at a major hospital in the region. Moody's further noted housing demand is impacted by an influx of retirees and they expect housing prices to steadily increase as housing construction has not kept pace with demand.

The 2020 U.S. Census data indicates the 2020 Median Family Income (MFI) was \$57,003 while the Federal Financial Institutions Examination Council (FFIEC) report indicates the MFI for Grants Pass has grown to \$64,300 in 2023, an increase of 11 percent. Data collected in the 2020 U.S. Census estimates, relative to the MFI stated above, 40.1 percent of households would be considered LMI, with 11.6 percent of families having income levels that fall below the poverty line.

Based on 2020 U.S. Census and 2023 Dun & Bradstreet (D&B) data, there are 39,363 housing units in the Grants Pass MSA. Between 2015 and 2020, the median housing value increased from \$216,290 to \$283,244, a change of 31 percent. Between 2015 and 2020, the MFI increased 22.7 percent, suggesting home prices have outpaced wage growth and negatively impacted affordability. The 2020 median house value was 4.5 times the 2023 MFI, with the ratio rising to at least 5.5 times for a moderate-income family and 8.8 times for a low-income family.

We spoke to one community contact who is an executive director for a nonprofit organization primarily serving Josephine County. The contact mentioned a significant need for additional housing to improve affordability, along with additional transitional housing. The contact had a favorable perception of the local financial institutions' involvement in meeting the community's credit needs, and specifically called out Evergreen Federal for being active in the community and reaching out to the organization to recommend suitable lending products, for example, a PPP loan during the pandemic, or the bank's willingness to work on atypical home mortgages.

Table A – Demographic Information of the Assessment Area						
Assessment Area: 2021 Grants Pass AA						
Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #	NA* % of #
Geographies (Census Tracts)	16	0.0	12.5	62.5	25.0	0.0
Population by Geography	83,409	0.0	12.8	65.1	22.2	0.0
Housing Units by Geography	38,028	0.0	11.6	66.4	22.0	0.0
Owner-Occupied Units by Geography	22,919	0.0	6.9	66.2	26.9	0.0
Occupied Rental Units by Geography	11,608	0.0	21.4	66.2	12.3	0.0
Vacant Units by Geography	3,501	0.0	9.3	68.0	22.8	0.0
Businesses by Geography	9,580	0.0	19.3	61.7	19.0	0.0
Farms by Geography	644	0.0	5.1	68.2	26.7	0.0
Family Distribution by Income Level	22,089	19.4	19.5	19.7	41.4	0.0
Household Distribution by Income Level	34,527	23.0	17.1	18.4	41.6	0.0
Median Family Income MSA - 24420 Grants Pass, OR MSA		\$46,452	Median Housing Value			\$216,290
			Median Gross Rent			\$833
			Families Below Poverty Level			14.0%

Source: 2015 ACS and 2021 D&B Data. Due to rounding, totals may not equal 100.0%
 (*) The NA category consists of geographies that have not been assigned an income classification.

Table A – Demographic Information of the Assessment Area						
Assessment Area: 2022-2023 Grants Pass AA						
Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #	NA* % of #
Geographies (Census Tracts)	22	0.0	18.2	54.5	22.7	4.5
Population by Geography	88,090	0.0	18.6	54.3	24.2	2.9
Housing Units by Geography	39,362	0.0	20.8	53.4	22.6	3.2
Owner-Occupied Units by Geography	25,195	0.0	17.2	50.6	29.2	3.0
Occupied Rental Units by Geography	11,411	0.0	28.2	60.7	9.3	1.8
Vacant Units by Geography	2,756	0.0	23.1	48.0	17.7	11.3
Businesses by Geography	12,701	0.0	16.9	60.5	20.0	2.6
Farms by Geography	869	0.0	11.0	62.1	20.5	6.3
Family Distribution by Income Level	24,622	19.9	19.9	19.9	40.3	0.0
Household Distribution by Income Level	36,606	24.3	15.8	17.8	42.1	0.0
Median Family Income MSA - 24420 Grants Pass, OR MSA		\$57,003	Median Housing Value			\$283,244
			Median Gross Rent			\$946
			Families Below Poverty Level			11.6%

Source: 2020 U.S. Census and 2023 D&B Data. Due to rounding, totals may not equal 100.0%
 (*) The NA category consists of geographies that have not been assigned an income classification.

Medford AA

The Medford AA comprises the entire Medford MSA, which includes all of Jackson County in Southwestern Oregon. Medford is the largest city in the AA; Ashland is the second biggest. As of the 2020 U.S. Census, the population is 232,259, with a median family income of \$70,436. Between 2021 and 2022, the overall number of census tracts increased from 41 to 52, with the number of moderate-income tracts increasing from eight to ten. There remains only one low-income census tract. In aggregate, LMI census tracts made up 21.9 percent of the census tracts in 2021, and 21.1 percent in 2022 and 2023. Evergreen Federal has three branches in this AA, and based on the June 30, 2023, FDIC Deposit Summary report, 19.7 percent of the bank's deposits are located within this AA.

The FDIC Market Share Report as of June 30, 2023, indicates 12 FDIC-insured institutions, operating 47 branches in total, hold over \$4.6 billion in deposits in Jackson County. Evergreen Federal ranks 10th, with 2.3 percent of the market share. Competitor institutions are regional and national banks. J.P. Morgan Chase Bank, N.A. holds the largest deposit share with 21.1 percent of total deposits with Umpqua Bank, U.S. Bank, N.A., Wells Fargo Bank, N.A., and People's Bank of Commerce being among the top five deposit market share holders. Collectively these five banks hold 70.9 percent of FDIC-insured deposits in the county. While there are credit unions active in the county, these are not considered in the FDIC report, as they are insured by the NCUA. HMDA market share data for home mortgage originations in 2022 ranked Evergreen Federal 16th out of 262 institutions, with 1.7 percent of the market share by count of loans. Some primary competitors included Rogue Credit Union, Rocket Mortgage, Guild Mortgage Company, LLC, and Umpqua Bank.

According to Moody's Analytics' March 2024 analysis, the top employers in the Medford MSA included Asante Health System, Lithia Motors, Harry & David Operations Corporation, and Rogue Valley Medical College. The largest employment sector was educational and health services at 21 percent, with retail trade following at 15.2 percent, and government at 13 percent. The healthcare sector is a key driver for the region, however Moody's notes the employment growth rate has been flat recently, and that tourism will be an important economic driver. Medford also faces an influx of retirees, which will increase demand for housing in the region.

The 2020 U.S. Census data indicates the 2020 MFI was \$70,436 while the FFIEC report indicates the MFI for Medford has grown to \$86,700 in 2023, an increase of 23.1 percent. Data collected in the 2020 U.S. Census estimates, relative to the MFI stated above, 39.9 percent of households would be considered LMI, with 8.5 percent of families having income levels that fall below the poverty line.

Based on 2020 U.S. Census and 2023 D&B data, there are 96,318 housing units in the Medford MSA. Between 2015 and 2020, the median housing value increased from \$224,271 to \$307,774, a change of 37.2 percent. Between 2015 and 2020, the MFI increased 33.7 percent, suggesting home prices have outpaced wage growth and negatively impacted affordability. The 2020 median house value was 3.5 times the 2023 MFI, with the ratio rising to at least 4.4 times for a moderate-income family and 7.1 times for a low-income family. While the ratios are better than Grants Pass, affordability is still a barrier to housing availability for LMI borrowers.

We reviewed one community contact interview conducted in 2022 by an executive director for a nonprofit organization serving Jackson County. The community contact stated the primary need of the area was revitalization from fires, which had exacerbated issues with housing, and mental health resources. The contact identified the greatest need and opportunity for financial institutions is to finance

housing projects. The community contact had a favorable view of the contribution of local financial institutions to the community.

Table A – Demographic Information of the Assessment Area						
Assessment Area: 2021 Medford AA						
Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #	NA* % of #
Geographies (Census Tracts)	41	2.4	19.5	56.1	22.0	0.0
Population by Geography	208,363	1.0	16.6	57.2	25.2	0.0
Housing Units by Geography	91,782	1.0	17.1	56.6	25.4	0.0
Owner-Occupied Units by Geography	51,746	0.2	12.2	59.0	28.6	0.0
Occupied Rental Units by Geography	31,741	2.3	23.8	53.7	20.2	0.0
Vacant Units by Geography	8,295	0.9	21.5	52.5	25.1	0.0
Businesses by Geography	27,868	5.3	14.7	54.7	25.3	0.0
Farms by Geography	1,428	1.7	10.9	65.7	21.8	0.0
Family Distribution by Income Level	53,375	21.2	18.2	19.6	41.1	0.0
Household Distribution by Income Level	83,487	23.9	16.2	17.7	42.2	0.0
Median Family Income MSA - 32780 Medford, OR MSA		\$53,441	Median Housing Value			\$224,271
			Median Gross Rent			\$906
			Families Below Poverty Level			13.6%
<i>Source: 2015 ACS and 2021 D&B Data. Due to rounding, totals may not equal 100.0%</i> <i>(*) The NA category consists of geographies that have not been assigned an income classification.</i>						

Table A – Demographic Information of the Assessment Area						
Assessment Area: 2022-2023 Medford AA						
Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #	NA* % of #
Geographies (Census Tracts)	52	1.9	19.2	55.8	23.1	0.0
Population by Geography	223,259	0.9	20.8	58.5	19.8	0.0
Housing Units by Geography	96,318	0.9	20.9	57.3	20.8	0.0
Owner-Occupied Units by Geography	57,643	0.2	17.9	59.4	22.5	0.0
Occupied Rental Units by Geography	32,047	2.1	27.1	54.9	15.8	0.0
Vacant Units by Geography	6,628	1.6	16.5	51.7	30.2	0.0
Businesses by Geography	36,005	5.5	17.1	52.8	24.5	0.0
Farms by Geography	1,907	1.8	12.1	59.4	26.7	0.0
Family Distribution by Income Level	57,093	20.2	18.5	21.1	40.1	0.0
Household Distribution by Income Level	89,690	24.1	15.8	18.2	41.8	0.0
Median Family Income MSA - 32780 Medford, OR MSA		\$70,436	Median Housing Value			\$307,774
			Median Gross Rent			\$1,077
			Families Below Poverty Level			8.5%
<i>Source: 2020 U.S. Census and 2023 D&B Data. Due to rounding, totals may not equal 100.0%</i>						
<i>(*) The NA category consists of geographies that have not been assigned an income classification.</i>						

Scope of Evaluation in Oregon

Ratings in the state of Oregon are based primarily on the bank's performance in the full-scope AAs, the Grants Pass AA, and the Medford AA. We selected the Grants Pass AA for a full-scope review because the AA represents a majority of Evergreen's deposits, home mortgage and small business loans, and CD activity. Due to these factors, the Grants Pass AA was also given the greatest weight in our conclusions. The Medford AA was selected for a full-scope review because it represents a substantial minority of home mortgage and small business lending, and CD activity. Due to the limited activity and minority of deposits held in the Curry County AA branch, we conducted a limited-scope review of activities in the Curry County AA and gave limited weight to performance in Curry County for our conclusions. Refer to Appendix A of this evaluation for a list of all AAs under review.

Loans Originated by Assessment Area (2021-2023)				
Assessment Area	Number of Loans		Dollar Amount of Loans	
	#	%	\$	%
Curry County AA	24	2.0%	\$7,488,400	1.5%
Grants Pass AA	632	53.0%	\$223,775,792	45.3%
Medford AA	457	38.3%	\$219,974,400	44.6%
Other	79	6.6%	\$42,303,700	8.6%
Total	1192	100.0%	\$493,542,592	100.0%

Branch Deposits by Assessment Area as of June 30, 2023		
Assessment Area	Deposits	
	\$ (000s)	%
Curry County AA	\$43,275	8.1%
Grants Pass AA	\$383,562	72.2%
Medford AA	\$104,488	19.7%
Total	\$531,325	100.0%

CONCLUSIONS WITH RESPECT TO PERFORMANCE TESTS IN OREGON

LENDING TEST

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

Conclusions for Areas Receiving Full-Scope Reviews

Based on full- and limited-scope reviews, the bank's lending performance in the state of Oregon is reasonable.

Distribution of Loans by Income Level of the Geography

The bank exhibits a reasonable geographic distribution of loans in the state. We placed more weight on the distribution of home mortgage loans as they represented the most activity, and placed greater weight on performance in the Grants Pass AA, as it represents the largest portion of lending activity for both mortgages and small loans to businesses during the evaluation period.

Home Mortgage Loans

Refer to Table O for 2021 and for 2022-23 in the state of Oregon section of appendix D for the facts and data used to evaluate the geographic distribution of the bank's home mortgage loan originations and purchases. Due to changes in the census for 2022, we evaluated 2021 data alongside aggregated 2022 and 2023 data.

Grants Pass AA

In the Grants Pass AA, there were no low-income census tracts during the evaluation period.

In 2021, Evergreen Federal originated 16.5 percent of home mortgage loans in moderate-income census tracts, which is above the peer aggregate of 12.3 percent. Census data also measured the percentage of owner-occupied housing units in moderate-income census tracts to be 6.9 percent. This represents excellent dispersion of credit when considering the available housing supply and peer performance.

In 2022 and 2023 in aggregate, Evergreen Federal originated 13.9 percent of mortgage loans in moderate-income census tracts, which is below the peer aggregate of 16.1 percent and the 17.2 percent of owner-occupied housing units in moderate-income census tracts. This represents a reasonable dispersion of credit to moderate-income census tracts.

We placed more weight on 2021 data for the Grants Pass AA, as 2021 had substantially more home mortgage loan originations at 273 originations compared to 216 for 2022 and 2023 combined. In aggregate, Evergreen Federal displayed excellent performance in dispersion of home mortgage loans to moderate-income census tracts in the Grants Pass AA.

Medford AA

In 2021, Evergreen Federal originated no home mortgage loans in the single low-income census tract. Census data shows only 0.2 percent of owner-occupied housing units are in the low-income census tract, and peer institutions originated only 0.2 percent of loans in the same census tract. Evergreen Federal originated 9.9 percent of their home mortgage loans in moderate-income census tracts, which is slightly below the peer aggregate of 12.1 percent, and the 12.2 percent of owner-occupied housing units.

In 2022 and 2023 in aggregate, Evergreen Federal originated 0.4 percent of home mortgage loans in the single low-income census tract, which is slightly above the 0.2 percent of owner-occupied housing units in the low-income census tract and peer institutions originated of 0.3 percent of loans in the same census tract. Evergreen Federal made 15.1 percent of their home mortgage loans in moderate-income census tracts, which is below peer aggregate of 19 percent and 17.9 percent of owner-occupied housing units.

In our analysis, we considered the additional competition Evergreen Federal faces in the Medford AA. Based on 2022 HMDA data for the number of home mortgages originated, Evergreen Federal held a 1.7 percent market share, and was the 16th largest originator.

In aggregate, Evergreen Federal's distribution of home mortgages loans during the evaluation period within the Medford AA represent a reasonable performance relative to the competition the bank faces, available housing units, and peer institutions' aggregate performance.

Small Loans to Businesses

Refer to Table Q for 2022-23 in the state of Oregon section of appendix D for the facts and data used to evaluate the geographic distribution of the bank's originations and purchases of small loans to businesses. Table Q for 2021 in the state of Oregon is also provided in appendix D for reference, however the number of loans originated during 2021 are not enough for a meaningful analysis, and therefore were not considered to evaluate geographic distribution.

Grants Pass AA

In 2022 and 2023 in aggregate, Evergreen Federal originated 29.2 percent of small loans to businesses located in moderate-income census tracts, well above the peer aggregate of 15.4 percent and the 16.9 percent of businesses located in moderate-income census tracts. There were no low-income census tracts in the AA. This represents an excellent dispersion of credit based on geography.

Medford AA

In 2022 and 2023 in aggregate, Evergreen Federal made no small loans to businesses in the single low-income census tract, which is below peer aggregate of 4.6 percent and the 5.5 percent of businesses located in low-income census tracts. The bank originated 13.6 percent of small loans to businesses located in moderate-income census tracts, which is slightly below the peer aggregate of 15.9 percent and the 17.1 percent of businesses located in those census tracts.

We considered competition from other FDIC-insured banks who provide business loans in the Medford AA in this analysis, with Evergreen holding a 2.3 percent market share of deposits as of June 30, 2023.

We also considered the limited opportunity to lend in the single low-income census tract. Overall, Evergreen Federal's performance in the Medford MSA is reasonable when considering this performance context.

Distribution of Loans by Income Level of the Borrower

The bank exhibits a reasonable distribution of loans to individuals of different income levels and businesses of different sizes, given the product lines being offered.

Home Mortgage Loans

Refer to Table P for 2021 and for 2022-23 in the state of Oregon section of appendix D for the facts and data used to evaluate the borrower distribution of the bank's home mortgage loan originations and purchases.

Grants Pass AA

In 2021, Evergreen Federal originated 2.6 percent of its home mortgage loans to low-income borrowers which is slightly below the peer aggregate of 3.4 percent. Home mortgage originations of 9.5 percent to moderate-income borrowers made up 9.5 percent, which was also below peer aggregate of 12.4 percent.

For 2022 and 2023 aggregate data, Evergreen originated 0.9 percent of its home mortgage loans to low-income borrowers, which was slightly below the peer aggregate of 2.9 percent. Lending to moderate-income families made up 3.7 percent of home mortgage originations, compared to the peer aggregate of 7.8 percent.

Additionally, we considered the limited availability of affordable housing for LMI families, along with significant competition from other mortgage originators in the region. Overall, Evergreen Federal's distribution of home mortgage loans to individuals of different income levels is reasonable in the Grants Pass AA.

Medford AA

Evergreen Federal's distribution of home mortgage loans to individuals of different income levels is poor within the Medford AA, even with consideration for factors impacting performance.

In 2021, Evergreen Federal made no home mortgage loans to low-income borrowers, which is below the peer aggregate of 4.8 percent. The bank made 4.8 percent of home mortgage loans to moderate-income borrowers; however, this is well below peer of 16.3 percent.

In 2022 and 2023 aggregate data, Evergreen Federal made 1.3 percent of home mortgage loans to low-income borrowers, which is below the peer aggregate of 4.6 percent. Home mortgage loans to moderate-income borrowers made up 2.5 percent, which is below the peer aggregate of 15.1 percent.

Small Loans to Businesses

Refer to Table R for 2022-23 in the state of Oregon section of appendix D for the facts and data used to evaluate the borrower distribution of the bank's originations and purchases of small loans to businesses. Table R for 2021 in the state of Oregon is also provided in appendix D for reference, however the

number of loans originated during 2021 are not enough for a meaningful analysis, and therefore were not considered to evaluate borrower distribution.

Grants Pass AA

In 2022 and 2023 aggregate data, Evergreen Federal made 54.2 percent of small loans to businesses with revenue under \$1 million, which represents a reasonable distribution to businesses of different sizes, however, this is slightly below the peer aggregate of 56.9 percent.

Medford AA

In 2022 and 2023 aggregate data, Evergreen Federal made 45.5 percent of small loans to businesses with revenue under \$1 million, which is below the peer aggregate of 55.7 percent. As with the geographic distribution analysis, we considered the greater competition for business lending in the Medford MSA. We determined the bank’s distribution of loans to businesses of different sizes is considered reasonable.

Responses to Complaints

There have been no consumer complaints relating to the bank’s Community Reinvestment Act performance during the evaluation period.

Conclusions for Area Receiving a Limited Scope Review

The volume of lending in the Curry County AA in the 2021 and the 2022 and 2023 aggregate periods was too low to complete a meaningful analysis. Therefore, the bank’s performance in the Curry County AA had no impact on the Lending Test conclusions.

COMMUNITY DEVELOPMENT TEST

The bank’s performance under the Community Development Test in the state of Oregon is rated Outstanding.

Conclusions for Areas Receiving Full-Scope Reviews

Based on full-scope and limited-scope reviews, the bank exhibits excellent responsiveness to community development needs in the state through community development loans, qualified investments, and community development services. As appropriate, we considered the bank’s capacity and the need and availability of such opportunities for community development in the bank’s assessment area(s).

Number and Amount of Community Development Loans

The Community Development Loans Table, shown below, sets forth the information and data used to evaluate the bank’s level of CD lending. The table includes all CD loans, including multifamily loans that also qualify as CD loans and PPP loans made in 2021.

Community Development Loans				
Assessment Area	Total			
	#	% of Total #	\$(000's)	% of Total \$
Grants Pass AA	92	63.4	23,428	40.6
Medford AA	49	33.8	33,680	58.3
Curry County AA	4	2.8	658	1.1
Total	145	100.0	57,767	100.0

Evergreen Federal's CD lending performance demonstrates excellent responsiveness to meeting the CD credit needs of the AAs it operates in.

Grants Pass AA

Evergreen Federal's CD lending performance in the Grants Pass AA demonstrates excellent responsiveness to meeting the CD credit needs of the AA. During the evaluation period, the bank originated 92 CD purpose loans, totaling \$23.4 million.

Examples of CD loans made during the evaluation period include:

- A \$4.8 million loan to purchase and remodel a medical practice providing healthcare services for the community.
- A \$1.4 million loan to construct an 8-unit multifamily building.
- A \$383 thousand loan to purchase a 7-unit multifamily housing for moderate-income individuals.
- 44 PPP loans totaling \$2.25 million to stabilize businesses and maintain employee paychecks during the COVID-19 pandemic.

Medford AA

Evergreen Federal's CD lending performance in the Medford AA demonstrates excellent responsiveness to meeting the CD credit needs of the AAs. During the evaluation period, the bank originated 49 CD purpose loans, totaling \$33.8 million.

Examples of CD loans made during the evaluation period include:

- A \$4.5 million loan to construct a 45-unit multifamily building.
- A \$1.6 million loan to a construct a 20-unit apartment building for LMI individuals.
- 19 PPP loans totaling \$591 thousand to stabilize businesses and maintain employee paychecks during the COVID-19 pandemic.

Number and Amount of Qualified Investments

<i>Qualified Investments</i>										
Assessment Area	Prior Period*		Current Period		Total				Unfunded Commitments**	
	#	\$(000's)	#	\$(000's)	#	% of Total #	\$(000's)	% of Total \$	#	\$(000's)
Grants Pass AA	0	0	143	712	143	74.1	712	73.0	0	0
Medford AA	0	0	39	110	39	20.2	110	11.1	0	0
Curry County AA	0	0	7	144	7	3.6	144	14.5	0	0
Oregon Statewide	0	0	4	13	4	2.1	13	1.4	0	0
Total	0	0	193	980	193	100.0	980	100.0	0	0

* Prior Period Investments' means investments made in a previous evaluation period that are outstanding as of the examination date.

** Unfunded Commitments' means legally binding investment commitments that are tracked and recorded by the institution's financial reporting system.

Grants Pass AA

Evergreen Federal's CD investment performance demonstrates adequate responsiveness to the CD investment needs of the Grants Pass AA. During the evaluation period, the bank made 143 investments, consisting entirely of donations, totaling \$712 thousand. There were no prior period investments that were still outstanding and no unfunded commitments.

Examples of CD Investments made during the evaluation period include:

- A \$250 thousand donation to a health care services organization to expand a hospital serving the Grants Pass and Curry County AAs to offer cancer treatment services.
- A \$15 thousand donation to a non-profit to support membership of LMI children in the Grants Pass AA.
- A \$10 thousand donation to provide a financial literacy program for students, primarily in the Grants Pass AA, but also helping students in the Medford and Curry County AAs.
- Various in-kind donations for use of Evergreen Federal space, for example; use of the Bear Hotel meeting space for a non-profit organization supporting domestic abuse victims to hold a donation drive.

Medford AA

Evergreen Federal's CD investment performance demonstrates adequate responsiveness to the CD investment needs of the Medford AA. During the evaluation period, the bank made 39 investments, consisting entirely of donations, totaling \$110 thousand. There were no prior period investments that were still outstanding and no unfunded commitments.

Examples of CD investments made in the Medford AA include:

- A \$30 thousand donation to provide college scholarships and workforce training to LMI individuals in the Grants Pass and Medford AAs.
- A \$1 thousand donation to a Makerspace in Alameda to provide workforce training for LMI individuals.
- A \$750 donation to an organization providing mental health services for LMI individuals.

* 'Prior Period Investments' means investments made in a previous evaluation period that are outstanding as of the examination date.

Extent to Which the Bank Provides Community Development Services

Overall, Evergreen Federal demonstrated an excellent level of CD services in Oregon.

Grants Pass AA

Evergreen Federal provided an excellent level of CD services in the Grants Pass AA. Bank employees contributed a total of 2,255 hours of CD services across 24 organizations within the AA.

Examples of these services included:

- Two employees combined spending 376 hours as board members for an organization that provides beds for LMI children.
- An employee providing 51 hours of marketing services to a local food bank that provides meals to LMI individuals.
- Two employees provided 94 hours to a non-profit organization that provides disabled children, particularly LMI individuals, with trained service dogs.

Medford AA

Evergreen Federal provided a reasonable level of CD services in the Medford AA. Bank employees completed 330 hours across five organizations in the AA.

Examples of these services include:

- An employee spending 210 hours as a board member for an organization providing workforce training to LMI individuals and incarcerated youth.
- An employee spending 48 hours as a board member for a nonprofit organization specializing in treatment of substance abuse.
- An employee providing 10 hours of marketing services for a nonprofit organization that provides food, clothing, and shelter to vulnerable LMI individuals in Jackson County.

Conclusions for Area Receiving a Limited Scope Review

Based on a limited-scope review the Evergreen Federal's performance under the CD Test in the Curry County AA is generally consistent with the bank's overall performance under the CD Test in the full scope areas, with the exception of service hours, as the bank did not provide any community service hours within the Curry County AA during this evaluation period.

Appendix A: Scope of Examination

The following table identifies the time period covered in this evaluation, affiliate activities that were reviewed, and loan products considered. The table also reflects the MSA(s) and non-MSA(s) that received comprehensive examination review, designated by the term “full-scope,” and those that received a less comprehensive review, designated by the term “limited-scope”.

Time Period Reviewed:	01/01/2021 to 12/31/2023	
Bank Products Reviewed:	Home mortgage and small business. Community development loans, qualified investments, community development services.	
Affiliate(s)	Affiliate Relationship	Products Reviewed
None.		
List of Assessment Areas and Type of Examination		
Rating and Assessment Areas	Type of Exam	Other Information
Oregon		
Curry County AA	Limited-scope	
Grants Pass AA	Full-scope	
Medford AA	Full-scope	

Appendix B: Summary of MMSA and State Ratings

RATINGS Evergreen Federal Bank			
Overall Bank:	Lending Test Rating*	CD Test Rating	Overall Bank/State/Multistate Rating
Evergreen Federal Bank	Satisfactory	Outstanding	Outstanding
MMSA or State:			
State of Oregon	Satisfactory	Outstanding	Outstanding

(* The Lending Test and Community Development Test carry equal weight in the overall rating.

Appendix C: Definitions and Common Abbreviations

The following terms and abbreviations are used in this performance evaluation, including the CRA tables. The definitions are intended to provide the reader with a general understanding of the terms, not a strict legal definition.

Affiliate: Any company that controls, is controlled by, or is under common control with another company. A company is under common control with another company if the same company directly or indirectly controls both companies. For example, a bank subsidiary is controlled by the bank and is, therefore, an affiliate.

Aggregate Lending (Aggt.): The number of loans originated and purchased by all reporting lenders (HMDA or CRA) in specified income categories as a percentage of the aggregate number of loans originated and purchased by all reporting lenders in the state/assessment area.

Census Tract (CT): A small, relatively permanent statistical subdivision of a county delineated by a local committee of census data users for the purpose of presenting data. Census tracts nest within counties, and their boundaries normally follow visible features, but may follow legal geography boundaries and other non-visible features in some instances, Census tracts ideally contain about 4,000 people and 1,600 housing units.

Combined Statistical Area (CSA): A geographic entity consisting of two or more adjacent Core Based Statistical Areas with employment interchange measures of at least 15. An employment interchange measure is a measure of ties between two adjacent entities. The employment interchange measure is the sum of the percentage of workers living in the smaller entity who work in the larger entity and the percentage of employment in the smaller entity that is accounted for by workers who reside in the larger entity.

Community Development (CD): Affordable housing (including multifamily rental housing) for low- or moderate-income individuals; community services targeted to low- or moderate-income individuals; activities that promote economic development by financing businesses or farms that meet Small Business Administration Development Company or Small Business Investment Company programs size eligibility standards or have gross annual revenues of \$1 million or less; or activities that revitalize or stabilize low- or moderate-income geographies, distressed or underserved nonmetropolitan middle-income geographies, or designated disaster areas.

Community Reinvestment Act (CRA): The statute that requires the OCC to evaluate a bank's record of meeting the credit needs of its entire community, including LMI areas, consistent with the safe and sound operation of the bank, and to take this record into account when evaluating certain corporate applications filed by the bank.

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

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

Full-Scope Review: Performance under the Lending, Investment, and Service Tests is analyzed considering performance context, quantitative factors (e.g., geographic distribution, borrower distribution, and total number and dollar amount of investments), and qualitative factors (e.g., innovativeness, complexity, and responsiveness).

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

Home Mortgage Disclosure Act (HMDA): The statute that requires certain mortgage lenders that conduct business or have banking offices in a metropolitan statistical area to file annual summary reports of their mortgage lending activity. The reports include such data as the race, gender, and the income of applicants, the amount of loan requested, the disposition of the application (e.g., approved, denied, and withdrawn), the lien status of the collateral, any requests for preapproval, and loans for manufactured housing.

Home Mortgage Loans: A closed-end mortgage loan or an open-end line of credit as these terms are defined under 12 CFR 1003.2, and that is not an excluded transaction under 12 CFR 1003.3(c)(1) through (c)(10) and (c)(13).

Household: Includes all persons occupying a housing unit. Persons not living in households are classified as living in group quarters. In 100 percent tabulations, the count of households always equals the count of occupied housing units.

Limited-Scope Review: Performance under the Lending, Investment, and Service Tests is analyzed using only quantitative factors (e.g., geographic distribution, borrower distribution, total number and dollar amount of investments, and branch distribution).

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

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

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

Median Family Income (MFI): The median income determined by the U.S. Census Bureau every five years and used to determine the income level category of geographies. The median is the point at which half of the families have income above, and half below, a range of incomes. Also, the median income determined by the Federal Financial Institutions Examination Council (FFIEC) annually that is used to determine the income level category of individuals. For any given area, the median is the point at which half of the families have income above, and half below, a range of incomes.

Metropolitan Division: As defined by Office of Management and Budget, a county or group of counties within a Core Based Statistical Area that contains an urbanized population of at least 2.5 million. A Metropolitan Division consists of one or more main/secondary counties that represent an employment center or centers, plus adjacent counties associated with the main/secondary county or counties through commuting ties.

Metropolitan Statistical Area: An area, defined by the Office of Management and Budget, as a core based statistical area associated with at least one urbanized area that has a population of at least 50,000. The Metropolitan Statistical Area comprises the central county or counties containing the core, plus adjacent outlying counties having a high degree of social and economic integration with the central county or counties as measured through commuting.

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

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

Multifamily: Refers to a residential structure that contains five or more units.

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

Qualified Investment: A qualified investment is defined as any lawful investment, deposit, membership share, or grant that has as its primary purpose community development.

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

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

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

Tier 1 Capital: The total of common shareholders' equity, perpetual preferred shareholders' equity with non-cumulative dividends, retained earnings and minority interests in the equity accounts of consolidated subsidiaries.

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

Appendix D: Tables of Performance Data

Content of Standardized Tables

A separate set of tables is provided for each state. All multistate metropolitan statistical areas, if applicable, are presented in one set of tables. References to the “bank” include activities of any affiliates that the bank provided for consideration (refer to appendix A: Scope of the Examination). For purposes of reviewing the Lending Test tables, the following are applicable: (1) purchased are treated as originations; and (2) “aggregate” is the percentage of the aggregate number of reportable loans originated and purchased by all HMDA or CRA-reporting lenders in the MMSA/assessment area. Deposit data are compiled by the FDIC and are available as of June 30th of each year. Tables without data are not included in this PE.

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

- Table O. Assessment Area Distribution of Home Mortgage Loans by Income Category of the Geography** - Compares the percentage distribution of the number of loans originated and purchased by the bank in low-, moderate-, middle-, and upper-income geographies to the percentage distribution of owner-occupied housing units throughout those geographies. The table also presents aggregate peer data for the years the data is available.
- Table P. Assessment Area Distribution of Home Mortgage Loans by Income Category of the Borrower** - Compares the percentage distribution of the number of loans originated and purchased by the bank to low-, moderate-, middle-, and upper-income borrowers to the percentage distribution of families by income level in each MMSA/assessment area. The table also presents aggregate peer data for the years the data is available.
- Table Q. Assessment Area Distribution of Loans to Small Businesses by Income Category of the Geography** - The percentage distribution of the number of small loans (less than or equal to \$1 million) to businesses that were originated and purchased by the bank in low-, moderate-, middle-, and upper-income geographies compared to the percentage distribution of businesses (regardless of revenue size) in those geographies. Because aggregate small business data are not available for geographic areas smaller than counties, it may be necessary to compare bank loan data to aggregate data from geographic areas larger than the bank’s assessment area.
- Table R. Assessment Area Distribution of Loans to Small Businesses by Gross Annual Revenue** - Compares the percentage distribution of the number of small loans (loans less than or equal to \$1 million) originated and purchased by the bank to businesses with revenues of \$1 million or less to: 1) the percentage distribution of businesses with revenues of greater than \$1 million; and, 2) the percentage distribution of businesses for which revenues are not available. The table also presents aggregate peer small business data for the years the data is available.

The total loan amount presented in the tables for each assessment area may differ from the total loan amount reported in the aggregate table due to how the underlying loan data is rounded in each table.

- Table S. Assessment Area Distribution of Loans to Farms by Income Category of the Geography** - The percentage distribution of the number of small loans (less than or equal to \$500,000) to farms originated and purchased by the bank in low-, moderate-, middle-, and upper-income geographies compared to the percentage distribution of farms (regardless of revenue size) throughout those geographies. The table also presents aggregate peer data for the years the data is available. Because aggregate small farm data are not available for geographic areas smaller than counties, it may be necessary to use geographic areas larger than the bank's assessment area.
- Table T. Assessment Area Distribution of Loans to Farms by Gross Annual Revenues** - Compares the percentage distribution of the number of small loans (loans less than or equal to \$500 thousand) originated and purchased by the bank to farms with revenues of \$1 million or less to: 1) the percentage distribution of farms with revenues of greater than \$1 million; and, 2) the percentage distribution of farms for which revenues are not available. The table also presents aggregate peer small farm data for the years the data is available.
- Table U. Assessment Area Distribution of Consumer Loans by Income Category of the Geography** - Compares the percentage distribution of the number of loans originated and purchased by the bank in low-, moderate-, middle-, and upper-income geographies to the percentage distribution of households in those geographies.
- Table V. Assessment Area Distribution of Consumer Loans by Income Category of the Borrower** - Compares the percentage distribution of the number of loans originated and purchased by the bank to low-, moderate-, middle-, and upper-income borrowers to the percentage distribution of households by income level in each MMSA/assessment area.

The total loan amount presented in the tables for each assessment area may differ from the total loan amount reported in the aggregate table due to how the underlying loan data is rounded in each table.

Table O: Assessment Area Distribution of Home Mortgage Loans by Income Category of the Geography																				2021
Assessment Area:	Total Home Mortgage Loans				Low-Income Tracts			Moderate-Income Tracts			Middle-Income Tracts			Upper-Income Tracts			Not Available-Income Tracts			
	#	\$	% of Total	Overall Market	% of Owner-Occupied Housing Units	% Bank Loans	Aggregate	% of Owner-Occupied Housing Units	% Bank Loans	Aggregate	% of Owner-Occupied Housing Units	% Bank Loans	Aggregate	% of Owner-Occupied Housing Units	% Bank Loans	Aggregate	% of Owner-Occupied Housing Units	% Bank Loans	Aggregate	
Curry County AA	11	3,371,600	2.6	1,239	0.0	0.0	0.0	0.0	0.0	0.0	75.6	100.0	74.8	24.4	0.0	25.2	0.0	0.0	0.0	
Grants Pass AA	273	70,517,833	64.2	4,817	0.0	0.0	0.0	6.9	16.5	12.3	66.2	56.0	61.6	26.9	27.5	26.1	0.0	0.0	0.0	
Medford AA	141	41,957,300	33.2	13,760	0.2	0.0	0.2	12.2	9.9	12.1	59.0	53.2	55.9	28.6	36.9	31.8	0.0	0.0	0.0	
Total	425	115,846,733	100.0	19,816	0.1	0.0	0.1	9.7	13.9	11.4	62.4	56.2	58.5	27.7	29.9	30.0	0.0	0.0	0.0	

Source: 2015 ACS; 01/01/2021 - 12/31/2021 Bank Data, 2021 HMDA Aggregate Data, "--" data not available.
 Due to rounding, totals may not equal 100.0% First Federal (10000703773), Evergreen Federal Bank (10000702610) excluded from Aggregate.

Table O: Assessment Area Distribution of Home Mortgage Loans by Income Category of the Geography																				2022-23
Assessment Area:	Total Home Mortgage Loans				Low-Income Tracts			Moderate-Income Tracts			Middle-Income Tracts			Upper-Income Tracts			Not Available-Income Tracts			
	#	\$	% of Total	Overall Market	% of Owner-Occupied Housing Units	% Bank Loans	Aggregate	% of Owner-Occupied Housing Units	% Bank Loans	Aggregate	% of Owner-Occupied Housing Units	% Bank Loans	Aggregate	% of Owner-Occupied Housing Units	% Bank Loans	Aggregate	% of Owner-Occupied Housing Units	% Bank Loans	Aggregate	
Curry County AA	9	3,534,200	1.9	392	0.0	0.0	0.0	15.1	0.0	13.3	57.7	55.6	48.2	27.2	44.4	38.5	0.0	0.0	0.0	
Grants Pass AA	216	68,008,545	46.7	1,512	0.0	0.0	0.0	17.2	13.9	16.1	50.6	58.3	54.0	29.2	25.9	25.5	3.0	1.9	4.4	
Medford AA	238	80,011,296	51.4	4,205	0.2	0.4	0.3	17.9	15.1	19.0	59.4	71.0	59.4	22.5	13.4	21.3	0.0	0.0	0.0	
Total	463	151,554,041	100.0	6,109	0.1	0.2	0.2	17.5	14.3	17.9	56.8	64.8	57.4	24.8	19.9	23.4	0.8	0.9	1.1	

Source: 2020 U.S. Census; 01/01/2022 - 12/31/2023 Bank Data, 2023 HMDA Aggregate Data, "--" data not available.
 Due to rounding, totals may not equal 100.0% First Federal (10000703773), Evergreen Federal Bank (10000702610) excluded from Aggregate.

The total loan amount presented in the tables for each assessment area may differ from the total loan amount reported in the aggregate table due to how the underlying loan data is rounded in each table.

Table P: Assessment Area Distribution of Home Mortgage Loans by Income Category of the Borrower																			2021
Assessment Area:	Total Home Mortgage Loans				Low-Income Borrowers			Moderate-Income Borrowers			Middle-Income Borrowers			Upper-Income Borrowers			Not Available-Income Borrowers		
	#	\$	% of Total	Overall Market	% Families	% Bank Loans	Aggregate	% Families	% Bank Loans	Aggregate	% Families	% Bank Loans	Aggregate	% Families	% Bank Loans	Aggregate	% Families	% Bank Loans	Aggregate
Curry County AA	11	3,371,600	2.6	1,239	20.4	0.0	3.6	18.1	18.2	14.7	22.0	9.1	20.3	39.4	45.5	47.5	0.0	27.3	14.0
Grants Pass AA	273	70,517,833	64.2	4,817	19.4	2.6	3.4	19.5	9.5	12.4	19.7	16.1	21.8	41.4	53.1	44.5	0.0	18.7	17.9
Medford AA	141	41,957,300	33.2	13,760	21.2	0.0	4.8	18.2	5.0	16.3	19.6	9.2	24.2	41.1	31.9	39.0	0.0	53.9	15.6
Total	425	115,846,733	100.0	19,816	20.6	1.6	4.4	18.5	8.2	15.3	19.8	13.6	23.4	41.1	45.9	40.9	0.0	30.6	16.1

*Source: 2015 ACS ; 01/01/2021 - 12/31/2021 Bank Data, 2021 HMDA Aggregate Data, "--" data not available.
Due to rounding, totals may not equal 100.0% First Federal (10000703773), Evergreen Federal Bank (10000702610) excluded from Aggregate*

Table P: Assessment Area Distribution of Home Mortgage Loans by Income Category of the Borrower																			2022-23
Assessment Area:	Total Home Mortgage Loans				Low-Income Borrowers			Moderate-Income Borrowers			Middle-Income Borrowers			Upper-Income Borrowers			Not Available-Income Borrowers		
	#	\$	% of Total	Overall Market	% Families	% Bank Loans	Aggregate	% Families	% Bank Loans	Aggregate	% Families	% Bank Loans	Aggregate	% Families	% Bank Loans	Aggregate	% Families	% Bank Loans	Aggregate
Curry County AA	9	3,534,200	1.9	392	20.9	0.0	7.9	14.4	0.0	11.2	26.2	22.2	23.5	38.5	44.4	48.5	0.0	33.3	8.9
Grants Pass AA	216	68,008,545	46.7	1,512	19.9	0.9	2.9	19.9	3.7	7.8	19.9	11.6	21.1	40.3	52.3	53.6	0.0	31.5	14.6
Medford AA	238	80,011,296	51.4	4,205	20.2	1.3	4.6	18.5	2.5	15.1	21.1	2.9	25.5	40.1	22.3	40.5	0.0	71.0	14.4
Total	463	151,554,041	100.0	6,109	20.2	1.1	4.4	18.6	3.0	13.0	21.2	7.3	24.3	40.0	36.7	44.3	0.0	51.8	14.1

*Source: 2020 U.S. Census ; 01/01/2022 - 12/31/2023 Bank Data, 2023 HMDA Aggregate Data, "--" data not available.
Due to rounding, totals may not equal 100.0% First Federal (10000703773), Evergreen Federal Bank (10000702610) excluded from Aggregate.*

The total loan amount presented in the tables for each assessment area may differ from the total loan amount reported in the aggregate table due to how the underlying loan data is rounded in each table.

Assessment Area:	Total Loans to Small Businesses				Low-Income Tracts			Moderate-Income Tracts			Middle-Income Tracts			Upper-Income Tracts			Not Available-Income Tracts		
	#	\$	% of Total	Overall Market	% Businesses	% Bank Loans	Aggregate	% Businesses	% Bank Loans	Aggregate	% Businesses	% Bank Loans	Aggregate	% Businesses	% Bank Loans	Aggregate	% Businesses	% Bank Loans	Aggregate
Curry County AA	2	344,600	5.7	553	0.0	--	0.0	0.0	--	0.0	76.4	100.0	70.0	23.6	0.0	26.0	0.0	0.0	4.0
Grants Pass AA	16	3,673,500	45.7	1,532	0.0	--	0.0	19.3	50.0	22.6	61.7	37.5	55.4	19.0	12.5	19.5	0.0	0.0	2.6
Medford AA	17	6,187,500	48.6	5,475	5.3	5.9	5.1	14.7	11.8	12.7	54.7	52.9	54.7	25.3	29.4	25.7	0.0	0.0	1.8
Total	35	10,205,600	100.0	7,560	3.7	2.9	3.7	14.9	28.6	13.7	57.7	48.6	56.0	23.7	20.0	24.5	0.0	0.0	2.1

*Source: 2021 D&B Data; 01/01/2021 - 12/31/2021 Bank Data; 2021 CRA Aggregate Data, "--" data not available.
Due to rounding, totals may not equal 100.0% First Federal (10000703773), Evergreen Federal Bank (10000702610) excluded from Aggregate.*

Assessment Area:	Total Loans to Small Businesses				Low-Income Tracts			Moderate-Income Tracts			Middle-Income Tracts			Upper-Income Tracts			Not Available-Income Tracts		
	#	\$	% of Total	Overall Market	% Businesses	% Bank Loans	Aggregate	% Businesses	% Bank Loans	Aggregate	% Businesses	% Bank Loans	Aggregate	% Businesses	% Bank Loans	Aggregate	% Businesses	% Bank Loans	Aggregate
Curry County AA	1	80,000	2.1	482	0.0	--	0.0	15.7	0.0	13.8	53.7	100.0	53.2	30.6	0.0	30.6	0.0	0.0	2.4
Grants Pass AA	24	8,755,000	51.1	1,552	0.0	--	0.0	16.9	29.2	15.4	60.5	41.7	61.2	20.0	29.2	19.7	2.6	0.0	3.7
Medford AA	22	7,221,600	46.8	4,974	5.5	0.0	4.6	17.1	13.6	15.9	52.8	68.2	53.5	24.5	18.2	24.7	0.0	0.0	1.4
Total	47	16,056,600	100.0	7,008	3.8	0.0	3.2	17.0	21.3	15.6	54.8	55.3	55.2	23.8	23.4	24.0	0.6	0.0	2.0

*Source: 2023 D&B Data; 01/01/2022 - 12/31/2023 Bank Data; 2022 CRA Aggregate Data, "--" data not available.
Due to rounding, totals may not equal 100.0% First Federal (10000703773), Evergreen Federal Bank (10000702610) excluded from Aggregate.*

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Table R: Assessment Area Distribution of Loans to Small Businesses by Gross Annual Revenues												2021
Assessment Area:	Total Loans to Small Businesses				Businesses with Revenues <= 1MM			Businesses with Revenues > 1MM		Businesses with Revenues Not Available		
	#	\$	% of Total	Overall Market	% Businesses	% Bank Loans	Aggregate	% Businesses	% Bank Loans	% Businesses	% Bank Loans	
Curry County AA	2	344,600	5.7	553	89.2	100.0	51.2	2.4	0.0	8.4	0.0	
Grants Pass AA	16	3,673,500	45.7	1,532	91.7	68.8	50.0	2.3	31.2	6.0	0.0	
Medford AA	17	6,187,500	48.6	5,475	90.7	58.8	49.9	3.0	41.2	6.3	0.0	
Total	35	10,205,600	100.0	7,560	90.9	65.7	50.0	2.8	34.3	6.4	0.0	
<i>Source: 2021 D&B Data; 01/01/2021 - 12/31/2021 Bank Data; 2021 CRA Aggregate Data, "--" data not available. Due to rounding, totals may not equal 100.0% First Federal (10000703773), Evergreen Federal Bank (10000702610) excluded from Aggregate.</i>												

Table R: Assessment Area Distribution of Loans to Small Businesses by Gross Annual Revenues												2022-23
Assessment Area:	Total Loans to Small Businesses				Businesses with Revenues <= 1MM			Businesses with Revenues > 1MM		Businesses with Revenues Not Available		
	#	\$	% of Total	Overall Market	% Businesses	% Bank Loans	Aggregate	% Businesses	% Bank Loans	% Businesses	% Bank Loans	
Curry County AA	1	80,000	2.1	482	91.5	100.0	57.7	1.9	0.0	6.7	0.0	
Grants Pass AA	24	8,755,000	51.1	1,552	93.6	54.2	56.9	1.6	45.8	4.8	0.0	
Medford AA	22	7,221,600	46.8	4,974	92.5	45.5	55.7	2.2	54.5	5.3	0.0	
Total	47	16,056,600	100.0	7,008	92.7	51.1	56.1	2.1	48.9	5.2	0.0	
<i>Source: 2023 D&B Data; 01/01/2022 - 12/31/2023 Bank Data; 2022 CRA Aggregate Data, "--" data not available. Due to rounding, totals may not equal 100.0% First Federal (10000703773), Evergreen Federal Bank (10000702610) excluded from Aggregate.</i>												

The total loan amount presented in the tables for each assessment area may differ from the total loan amount reported in the aggregate table due to how the underlying loan data is rounded in each table.