The CDFI Banking Sector:
2009 Annual Report on Financial and Social Performance

This page is intentionally left blank

TABLE OF CONTENTS

This page is intentionally left blank

I. Executive Summary

We are in sobering times. The current recession has substantially affected the most vulnerable sections of society living in low- and moderate-income communities through the cumulative impact of declining real estate values, increase in unemployment and a decrease in business (especially small business) activity. These communities have little margin for error given their financial vulnerability.

CDFI banks and thrifts (collectively called CDFI banks) have operated in these communities for several decades with the mission of catalyzing economic development and bringing responsible financial services to underserved consumers. Being small and concentrated in these geographies, these banks also have limited room for error and are exposed to risks of insolvency and loss of liquidity. Even though they were mostly not involved in the sourcing of "toxic waste" sub-prime loans they are being severely impacted by increases in delinquencies and loss provisions. This erodes their capital base causing potential loss of deposits and a consequent liquidity crunch. Accordingly, during 2008 and 2009 CDFI banks focused on raising capital and raising core deposits so that they can continue with their mission of economic development. Unfortunately, three CDFI banks could not survive the severe shocks (Nuestro Banco in 2009, Citizens Bank & Trust Company of Chicago, and Gateway Bank of St. Louis in 2010)

Congress and the regulators have tried to assist CDFI banks – in a limited manner in recognition of the sector's strong social and economic development impact - but are in a quandary since they need to first ensure "safety and soundness" of the institutions. The recent Community Development Capital Initiative (CDCI) is a step in the right direction though the industry will continue to need more funding and support. This is the moment in time for all stakeholders (public sector, mainstream, SRI, foundation and faith based investors, regulators etc) to support the sector with capital and liquidity.

Finally, the CDFI banking sector needs to also reflect internally – to improve the efficiency of operations, increase financial strength, enhance corporate governance and to ensure that they continue to be pure to mission. CDFI banks should measure their social performance both quantitatively and qualitatively to distinguish themselves from the rest of the banking sector so as to seek support from these stakeholders. The industry needs to create a new vision for providing financial services for the underserved communities over the next decade with a strong double or triple bottom-line focus.

NCIF is proud to present the **2009 Annual Financial and Social Performance of the CDFI Banking Sector**, highlighting the financial and social performance of CDFI banks and thrifts.

Financial Performance Summary

- As of 12/31/2009, there were 62 certified CDFI banks, a decrease of one from the 63 active banks as of year-end 2008. This was due to the merger of charters of the three CDFI banks of Southern Bancorp into one and the acquisition of Gateway Bank of St. Louis by Central Bank of Kansas City.
- In 2009, the CDFI bank and thrift sector grew total assets by 9.1%; total loans by 24.3%; total deposits by 13.9% and total equity by 20.2%.
- The CDFI bank and thrift sector cumulatively lost $115.5 million in net income during 2009 primarily driven by loan losses.
- The median return on assets ratio was 0.02% i.e. breakeven for the sector.
- The median CDFI bank has 35% of its liabilities composed of deposits greater than $100,000.
- While the median leverage ratio for all CDFI banks was 8.94% as at year end, the range is very wide. The ratio at the consolidated level is much lower given the significant amount of trust preferred securities outstanding. The ratio was enhanced by the $184.9 million of TARP equity received during the year

Social Performance Summary

- 59.0% of the median CDFI bank's home lending is directed towards low- and moderate- income communities (Development Lending Intensity). This figure is over 3.6 times higher than the percentage for "All Banks" peer group (16.15%).
- 76.8% of the median CDFI bank's branch locations are located in, and are serving the needs of, low and moderate income communities (Development Deposit Intensity). This figure is over 5.3 times higher than the percentage for "All Banks" peer group (14.3%).
- 29 of the 44 CDFI banks (65.9%) that reported HMDA loans in 2008 are located in the 'high-performing' Quadrant 1 per the NCIF Social Performance Metrics℠. Many others will be in Quadrant 1 if we count their commercial lending.
- Since NCIF began collecting loan level data in 1998, NCIF portfolio institutions have generated over $4.3 billion in 90,063 loans in LMI communities or to low-income borrowers. In FY 2008, NCIF portfolio institutions originated 7,995 development loans totaling over $647.4 million.

This page is intentionally left blank

II. Introduction

Investing in Small Business & Creating New Jobs

As the country's economically distressed communities continue to grow out of the recession, certified CDFI banks, thrifts and credit unions will be there to provide essential lending to small businesses and entrepreneurs. Many larger banks have constricted their activity throughout these areas, but CDFI depositories remain and are working to help business owners expand their operations and increase their workforce.

As an example, Joel and Alicia Mehr and Tom Marr recently came to City First Bank of DC, a certified CDFI bank within the NCIF portfolio, with a dream of opening a casual pizza restaurant, Pete's Apizza, to introduce DC to real "New Haven style" pizza. Each of them had over a decade of experience in restaurant management as executive chefs and caterers. But until they came to City First, they were unable to obtain financing for a start-up with no track record. City First has been aggressively working with small businesses given the urgency of job creation, and working with Pete's Apizza was a perfect fit for the bank.

Located up the street from the bank's 14th Street location, Pete's Apizza is part of the economic revitalization of the Columbia Heights community, a renaissance sparked by the rehabilitation and adaptive re-use of the Tivoli Theatre - another project financed by City First. For Pete's Apizza, the bank provided a SBA-guaranteed loan to build out the restaurant space, purchase equipment and get the business launched.

Today, Pete's Apizza has enjoyed remarkable success. It is one of the hot spots in the community and a destination restaurant, and employs about 25 people. Recently, Pete's won coveted recognition as *The Washingtonian*'s *Magazine* 100 Best restaurants in Washington, less than a year after opening. The best news is that the restaurant has been so successful that it is now expanding to a second location, also financed by City First. CDFI banks are serving as the engines for community and economic development in neighborhoods throughout the country.

To bring attention to the important small business and other lending generated by CDFI banks, each year NCIF collects data on the loan originations made by the institutions within our portfolio. We then analyze this data to determine the dollar amount and the percentage of overall lending that is being directed to low- and moderate- income communities. In 2008, NCIF's institutions originated over $360 million in small business and commercial real estate lending in low- and moderate income communities. Since 2004, NCIF portfolio institutions have originated 6,003 business loans totaling over $1.4 billion that were focused on low- and moderate- income neighborhoods.

Moreover, five of our portfolio banks collect data on the number of jobs that were created or maintained as a result of their lending activity. These five banks created or maintained 5,532 jobs during 2008. As the unemployment rate continues to rise within urban centers and other distressed communities, this small business lending is critical for creating jobs and for contributing to the growth of the economy. By highlighting this work, we believe that investors and funders will continue to support these important institutions.

III. Financial Performance of CDFI Banks & Thrifts

Overview

CDFI banks and thrifts are being significantly impacted by the current economic downturn. Even though these community development focused institutions did not originate the "toxic waste" loan products that helped to bring about the crisis, these institutions service the financial needs of communities that have been severely hit by increased unemployment and decreasing real estate values. As an example, information from the U.S. Census Bureau's 2008 American Community Survey shows that the unemployment rate within a four community area within the south side of Chicago was 23.2%. Sixteen percent, or ten of the sixty-two active CDFI banks are located in Chicago. While not representative of every community that CDFI banks are operating in, this onset of high unemployment in the early stages of the recession does indicate that the neighborhoods that CDFI banks serve are highly vulnerable to economic downturns.

The second key issue that the sector faced was a potential loss of deposits. Since local deposits are small (given that the banks are located in LMI neighborhoods) CDFI banks have relied on stable relationship-based local and national socially responsible and institutional depositors (and brokered CDs). These relationship deposits have demonstrated remarkable stability despite the fact that the regulators classify them as brokered CDs (since they use CDARS). However the banks have been actively engaged in diversifying their deposit sources. NCIF is a strong supporter of identifying and classifying stable relationship based deposits as core deposits even though they are placed using CDARS. Brokered, non-relationship based CDARS deposits must continue to be classified as brokered CDs. CDFI banks will be well served to measure and communicate the list of relationship CDARS to their regulators and to other stakeholders as a demonstration of the stability of the sector.

Despite this difficult economic environment, the CDFI banking sector continued to grow during 2009 and CDFI banks continued to provide the access to credit that is crucial within low- and moderate- income communities. At the end of 2008, there were 63 CDFI banks operating in the US. However, due to an acquisition and consolidation, the number of individual CDFI banks operating as of 12/31/2009 was 62. While the last couple of years have been difficult, the CDFI banking sector has a track record of steady growth during the past six years.

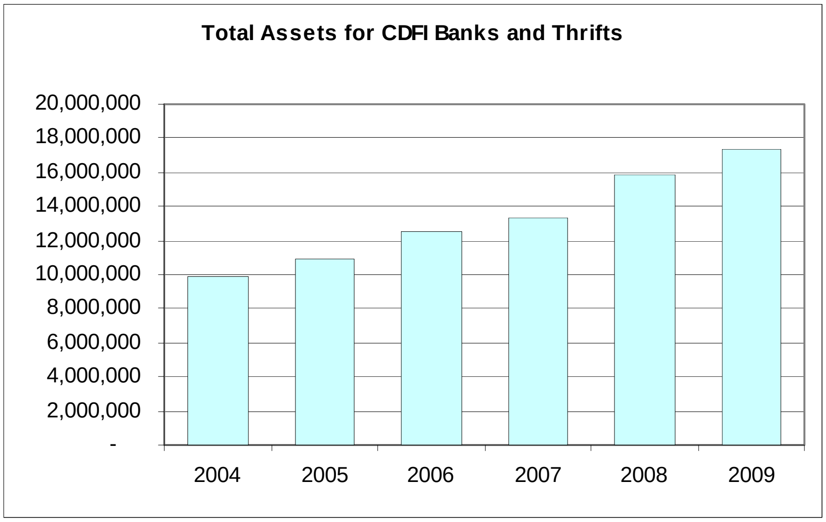
Following are trends in statistics on:

1. Total Assets
2. Total Loans
3. Total Deposits
4. Total Equity
5. Core Deposits to Total Liabilities
6. Net Income
7. Net Interest Margin
8. Return on Assets
9. Return on Equity
10. Efficiency Ratio
11. Tier 1 Leverage Ratio
12. Non-Current Loans to Total Loans Ratio
13. Net Charge Offs to Net Loans Ratio
14. Loan Loss Reserves to Total Loans Ratio

Balance Sheet and Income Statement

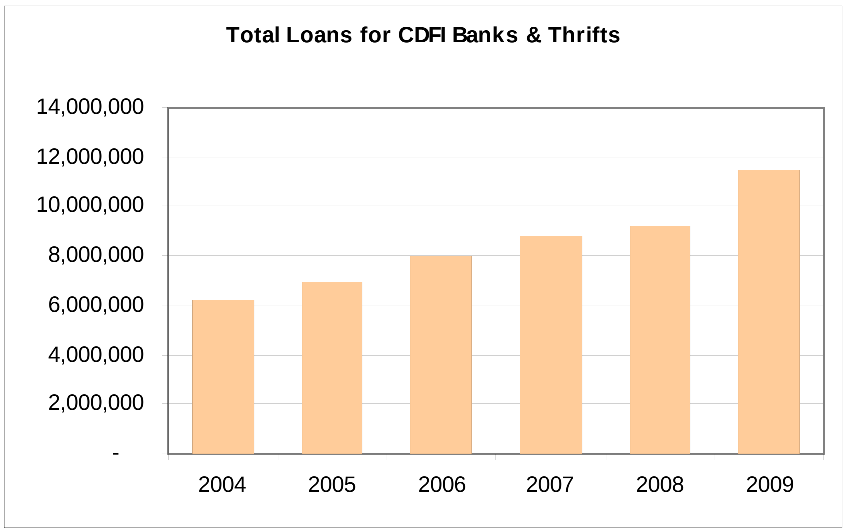
1. Total Assets

- In 2009, CDFI banks and thrifts grew total assets from $15.9 billion to $17.3 billion, an increase of 9.1%. Moreover, the compound annual growth rate for total assets for the sector over the past six years is 9.72%.
- CDFI banks ranged from $11.2 million to $2.2 billion in asset size.
- The asset size of the average CDFI bank was $279.3 million. The median asset size was $163.7 million.



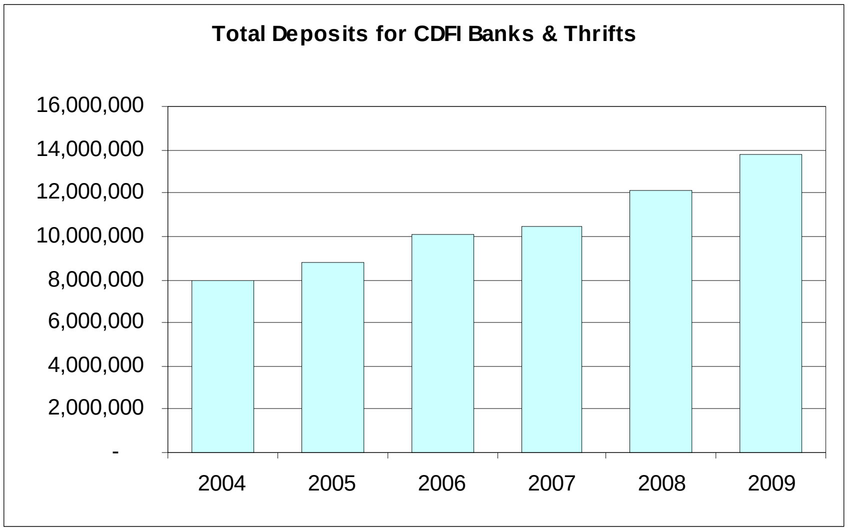
2. Total Loans

- In 2009, total loans within the sector grew from $9.2 billion to $11.5 billion, an increase of 24.3%. The compound annual growth rate over the previous five years equaled 10.8%.
- The maximum loan level for a bank was $1.4 billion. The smallest portfolio was $8.0 million.
- On average, each CDFI bank has $184.9 million in loans outstanding. The median level of loans outstanding was $110.4 million.



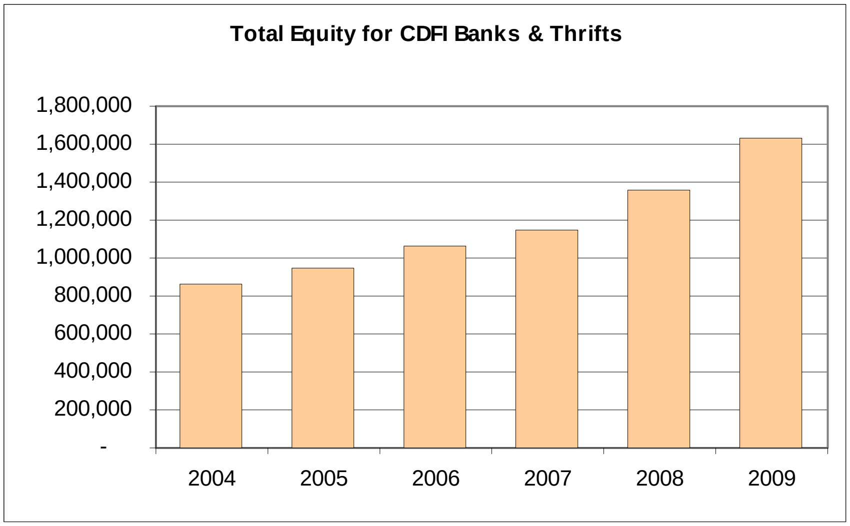
3. Total Deposits

- In 2009, deposits held at CDFI banks grew from $12.1 billion to $13.8 billion, an increase of 13.9%. The compound annual growth rate over the previous five years equaled 9.7%. CDFI banks benefited from a movement among SRI investors to place deposits with them.
- The largest deposit level with an individual bank was $1.7 billion; the smallest level was $8.3 million.
- On average, each CDFI bank held $222.6 million in deposits. The median bank held $136.7 million.



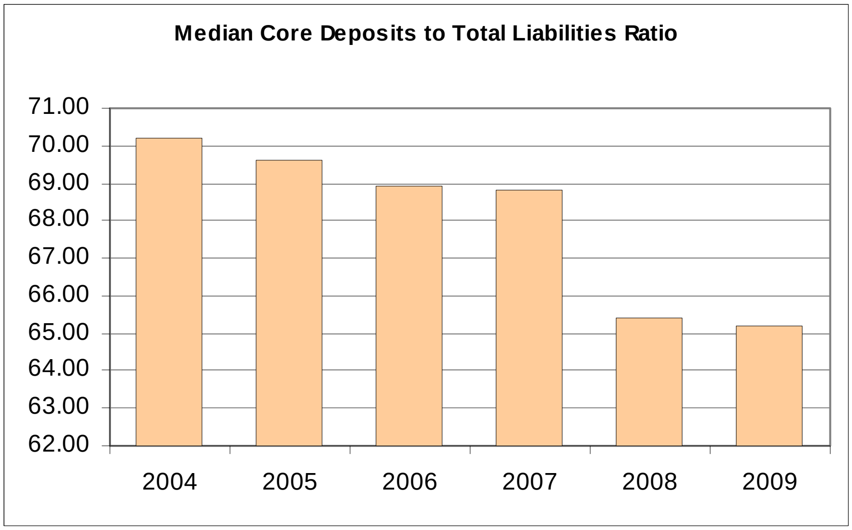
4. Total Equity

- In 2009, total equity for CDFI banks grew from $1.36 billion to $1.63 billion, an increase of 20.2%. The increase in total equity was caused, in part, by $184.9 million of funding received through the TARP CPP Program.
- The largest CDFI bank had $404.6 million in equity, while the smallest bank had $0.90 million.
- The average equity in the sector was $26.3 million with a median of $16.6 million.



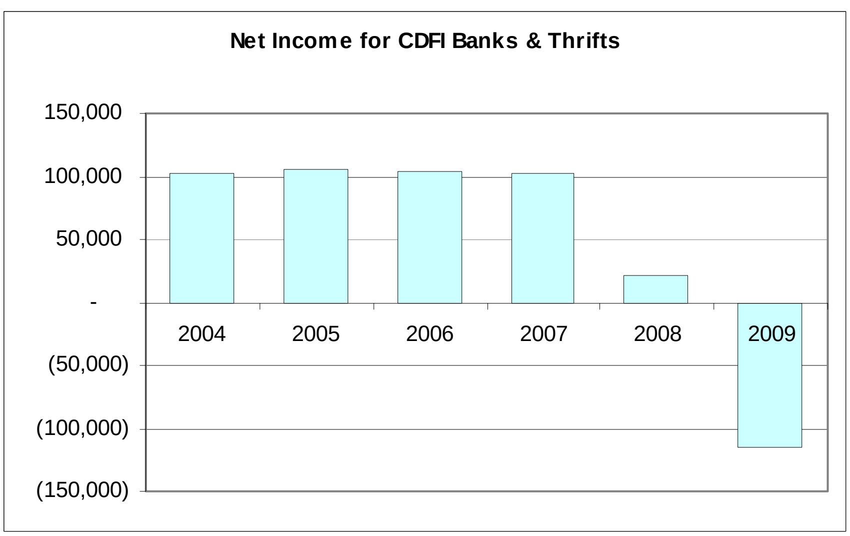
5. Core Deposits to Total Liabilities Ratio (core deposit defined as deposit below $100,000)

- In 2009, the median CDFI bank had a core deposits to total liabilities ratio of 65.22%.
- The lowest ratio within the CDFI bank sector was 20.96%, while the highest ratio was 84.51%.
- The ratio has fallen 500 bps since 2004. The regulators are very focused on reducing reliance on non-core liabilities.



6. Net Income

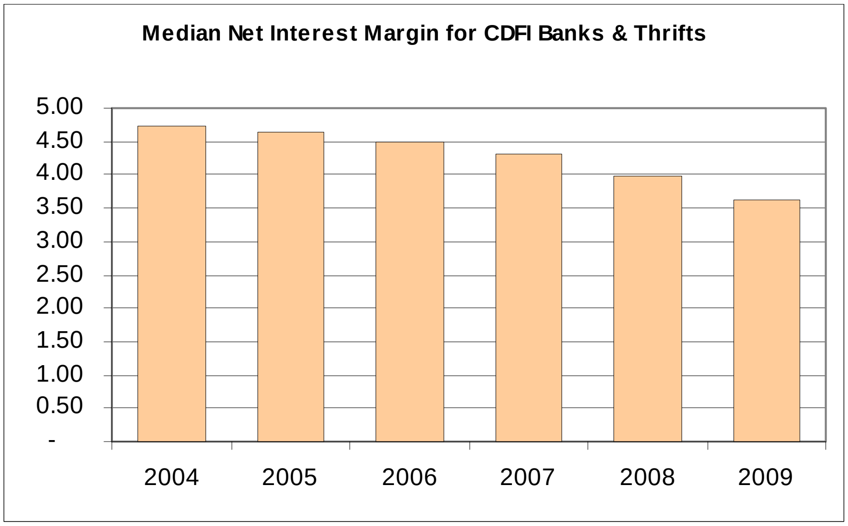
- In 2009, the 62 CDFI banks and thrifts lost $115.5 million in net income. This sector-wide loss was driven by large loan losses in several institutions.
- The median CDFI bank earned $59,000 in net income during 2009.
- During the year, CDFI banks sizably increased the loan loss reserve adding $304 million to the reserves. The same 62 banks added only $122 million to the reserves during 2008. The $182 million year-over-year increase in the sector's provision expense is larger than the net income loss for the CDFI banks during 2009.



Performance & Condition Ratios

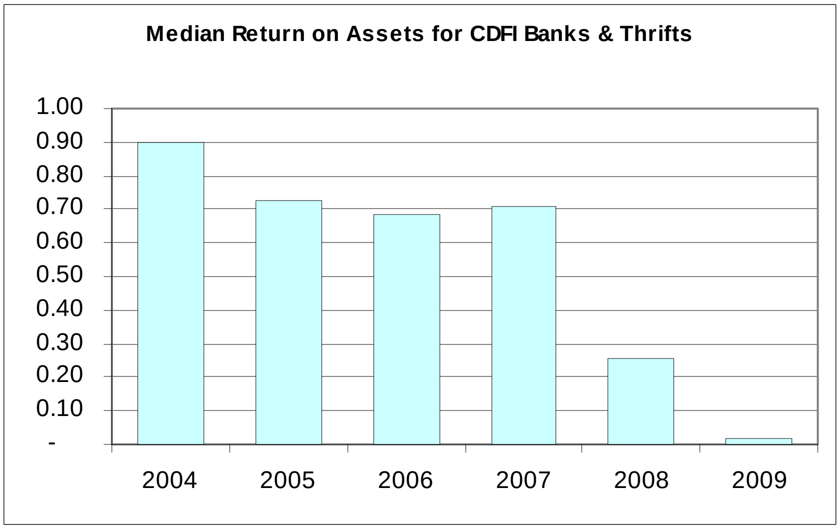
7. Net Interest Margin

- In 2009, the median net interest margin declined from 4.00% to 3.64%. This is 9 bps below the all bank median of 3.73%. The net interest margin is likely to increase in the coming years due to an increase in low-cost deposits raised from socially responsible investors.
- The highest net interest margin within the CDFI bank sector at YE 2009 was 7.76%; while the lowest was 1.93%.
- Since 2004, the median net interest margin for the CDFI banking sector has declined from the 2004 high of 4.74% to 4.00%.



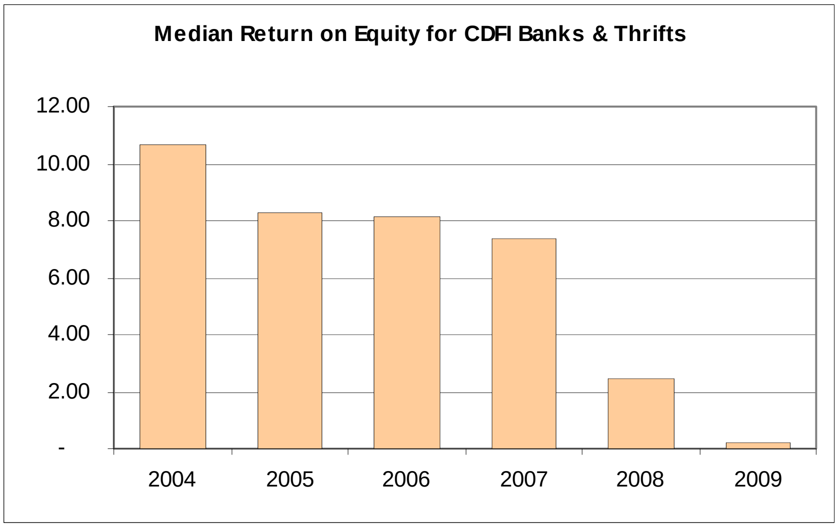
8. Return on Assets

- On the earnings side, the CDFI banks continued to be negatively impacted by the economy in 2009 and the median return on assets decreased 24 bps, from 0.26% to 0.02%, this is below the "All Bank" median of 0.47%.
- Since the 2004 high of 0.90%, the return on assets has declined to a six-year low of 0.02%.



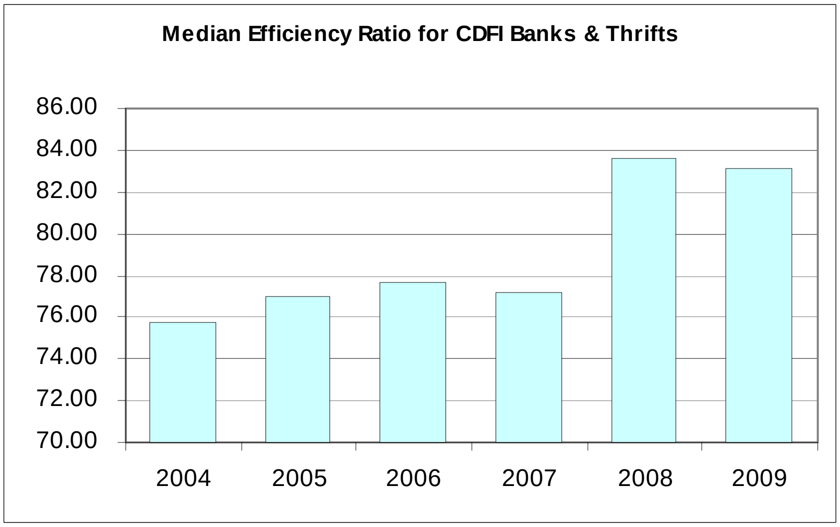
9. Return on Equity

- Median return on equity fell by 90.1% in 2009, decreasing from 2.49% to 0.23%. This was primarily driven by the loan loss provisions. As of 12/31/2009, the median return on equity for all banks was 4.39%.
- Since the 2004 high of 10.67%, the median return on equity has fallen to a five-year low of 2.49%.



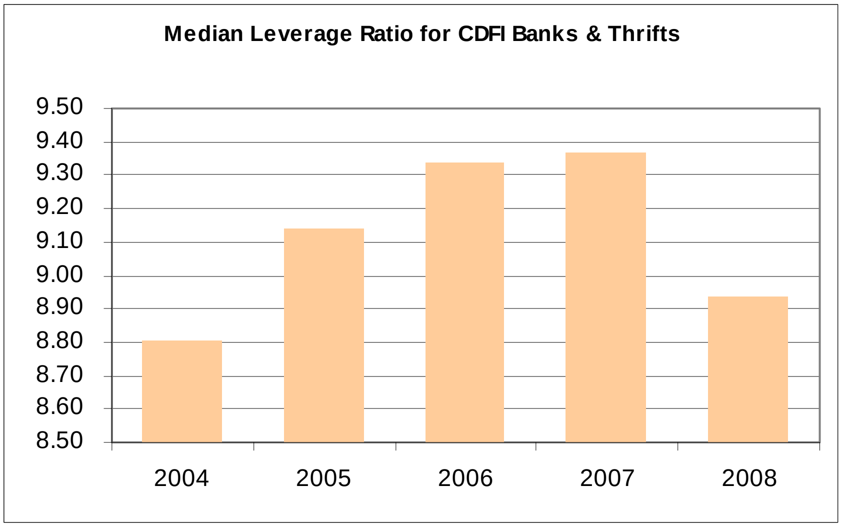
10. Efficiency Ratio

- The median efficiency ratio ended 2009 at 83.14%, a slight improvement from the 2008 figure of 83.58%. The efficiency ratio improved for CDFI banks because the ratio does not take into consideration the non-cash expenses relating to increasing the loan loss reserve, an expense that drastically increased for most banks during 2009.
- The "All Bank" median efficiency ratio was 73.40% as of year-end 2009.



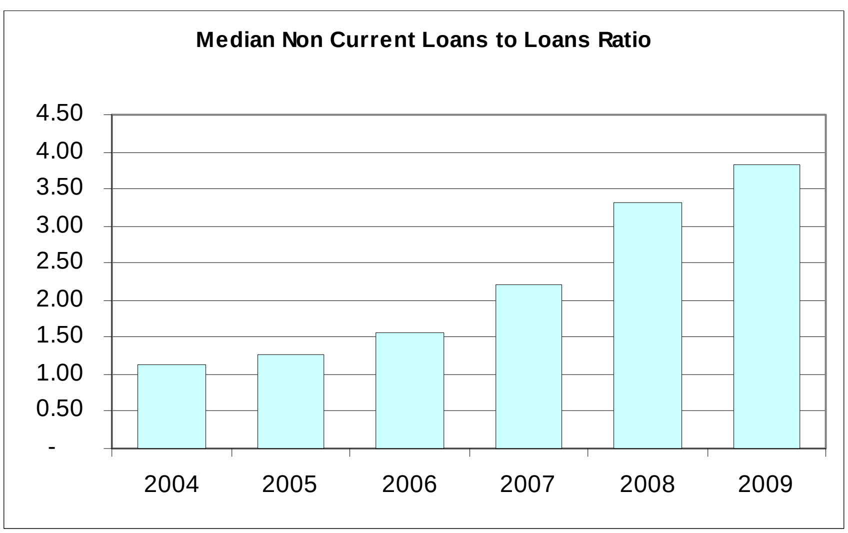
11. Tier 1 Leverage Ratio

- The median leverage ratio decreased from 2007, from 9.37% to 8.94%. The median ratio for all banks was 9.43%. This was primarily driven by the TARP equity injected into the sector. It is likely that this ratio is lower for the consolidated bank holding companies given that they have substantial trust preferred securities outstanding at the holding companies.
- The median leverage ratio had increased each year since 2003 to a high of 9.37% in 2007, before decreasing to 8.94% in 2008.



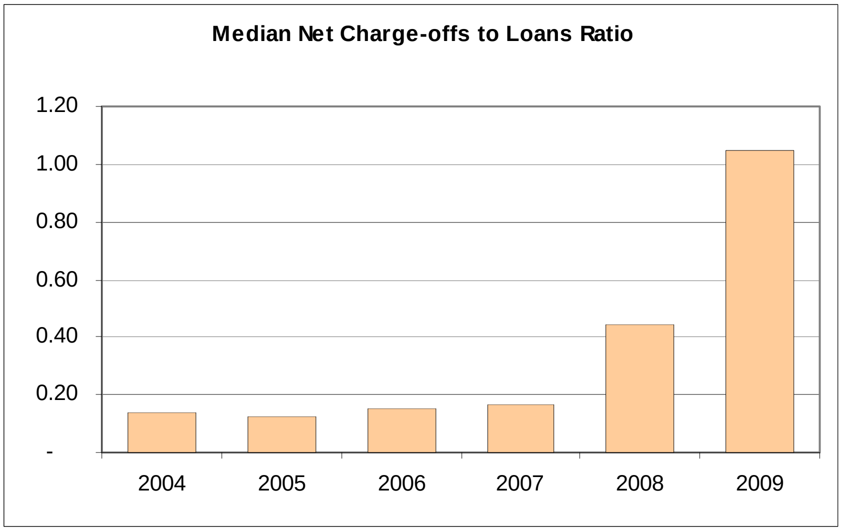
12. Non Current Loans to Total Loans Ratio

- At the end of 2009, the CDFI Banks exhibited a median non current loans to total loans ratio of 3.82%. This represents deterioration over the 2008 year-end median of 3.31%.
- The lowest non current loans to total loans ratio within the CDFI industry was 0.00%; the highest ratio was 30.42%.
- For all banks, the median non current loans to total loans ratio was 1.76%.



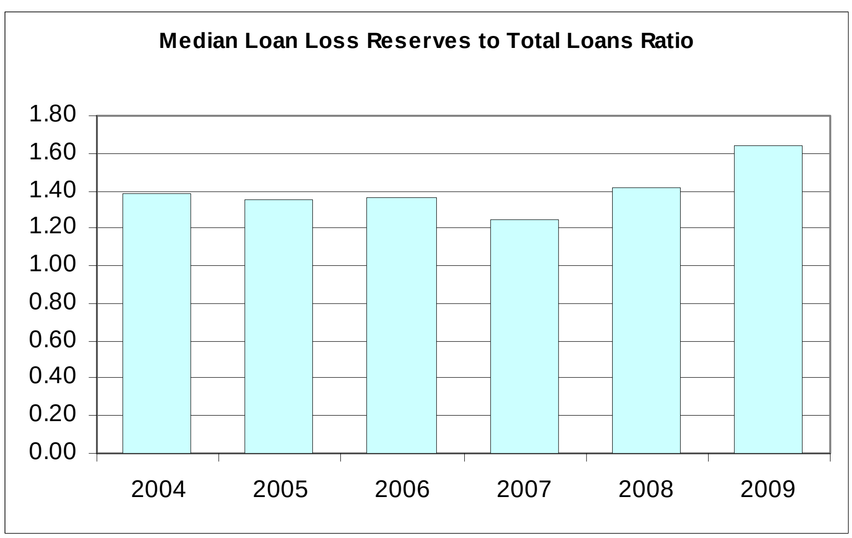
13. Net Charge-offs to Average Loans Ratio

- As the non-current loan ratio continues to increase as a result of the difficult economic times, the median net charge-offs to average loans ratio also increased, deteriorating from 0.44% to 1.05%.
- The lowest net charge-offs to average loans ratio was 0.00%; the highest ratio was 6.18%.
- This is above the median net charge-offs to average loans ratio for all banks of 0.44%.



14. Loan Loss Reserves to Total Loans Ratio

- The 62 CDFI Banks added $304 million to the loan loss reserves during FY 2009, raising the median loan loss reserves to total loans ratio to 1.64%. This represents a 22 bps, or 15%, increase in the median ratio from YE 2008 (1.42%).
- The lowest loan loss reserves to total loans ratio was 0.33%; the highest ratio was 9.99%.
- The CDFI Bank ratio is 1 bp below the median loan loss reserves to total loans ratio for all banks of 1.43%.



IV. Social Performance of CDFI Banks & Thrifts

Overview

To fully demonstrate the impact that CDFIs have in their community, it is necessary to measure and communicate the ongoing work of these banks both quantitatively and qualitatively. By successfully doing so, CDFIs will be able to raise capital and support from stakeholders, thereby continuing to route resources to the most vulnerable communities.

To measure the impact of CDFIs, NCIF uses three primary tools:

A. *The NCIF Social Performance Metrics[SM]*
B. *The Development Impact of NCIF Investees Report*
C. *NCIF Model CDBI Framework*

A summary of these tools is available in Appendix E. NCIF believes that by using these tools, it is possible to evaluate and communicate the level of activity that every bank has in underserved, low income communities. NCIF has also set up a Social Performance Metrics Working Group of CDFI bank CEOs to help standardize the reporting by the sector.

A. NCIF Social Performance Metrics[SM]

Using the two *Core Metrics* (DLI-HMDA and DDI – see Appendix E), NCIF performed an analysis of the median CDFI bank's scores relative to the median scores for several peer groups;

(1) All Domestic Banks ("All Banks" peer group);
(2) Top 10 Bank by assets –YE 2008 ("Top-Ten" peer group);
(3) Banks with total assets between $100 million and $3 billion – YE 2008 (the majority of CDFI banks have an asset level that falls into this range);
(4) Minority Depository Institutions ("MDI" peer group); and
(5) Banks in NCIF portfolio

As the data in Table 1 illuminates CDFI banks strongly outperform the first four peer groups though they underperform the NCIF Portfolio which consists of the some of the highest performing CDFI banks in the country from a social performance perspective.

The median CDFI bank has a DLI-HMDA score of 58.98%. This means that for every $100 of home lending generated by the bank, almost $59 dollars is being lent to a resident of a low- and moderate- income community. For the "All Bank" peer group, the median DLI-HMDA would result in just over $16 of lending being provided to a lower income area. The 58.98% DLI-HMDA median for CDFI banks is over 3 times greater than the median for the "Top-Ten" peer group and is 3.6 times greater than the "All Bank" peer group.

Similarly for DDI, the median CDFI bank has a score of 76.79%, which is over 2.5 times greater than the median for the "Top-Ten" peer group and over 5 times the median for the "All Bank" peer group. For CDFIs, the vast majority of branch locations are located in low- and moderate- income communities, providing the residents of distressed communities the sustainable banking products and services that are a necessary alternative to the irresponsible and predatory financial service providers located throughout these neighborhoods.

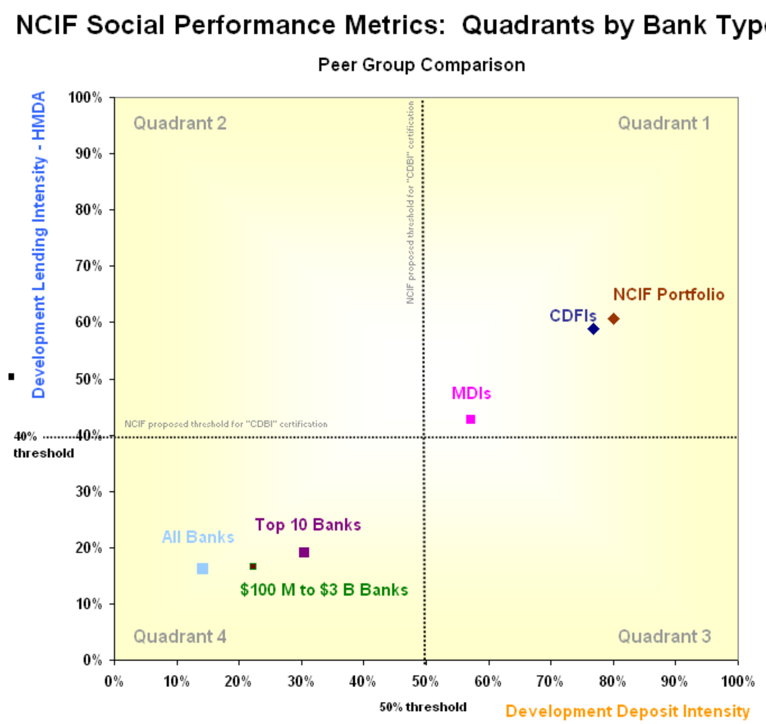
Table 1: FY2008 NCIF Social Performance Metrics for Bank Subsectors (Median)

	Peer Group	#	DLI-HMDA	DDI
	CDFI Banks	62	58.98%	76.79%
1	All Domestic Banks	8,179	16.15%	14.29%
2	"Top-Ten" Banks by Assets	10	19.25%	30.47%
3	$100 Million to $3 Billion	4,916	16.63%	22.22%
4	Minority Depository Institutions	203	42.80%	57.14%
5	NCIF Portfolio Institutions	11	60.62%	80.00%

Table 1 illustrates the relative ease with which the NCIF Social Performance Metrics can be used to compare institutions or peer groups to determine which banks are more focused on low income areas. In addition, NCIF created threshold levels for both DLI-HMDA and DDI that separate individual "high" performers from "low" performers. NCIF has proposed a DLI-HMDA threshold level of 40% to indicate a 'high-performer.' This number is approximately 2.5 times the median DLI-HMDA for all banks in the country (16.15%). A possible use of this threshold is to say that 'a non-CDFI bank that has a DLI-HMDA greater than 40% is likely to have a social mission either by choice or by virtue of its activities in low income areas.' Similarly for DDI, NCIF has proposed a threshold level of 50% to indicate "High DDI" and therefore make a statement about its low income service orientation.

Dividing the chart into quadrants according to the threshold values, NCIF can locate each domestic bank & thrift into one of the four quadrants. Quadrant 1 represents those institutions that score above the threshold values for both DLI-HMDA and DDI. By virtue of their lending activity and branch operations, these institutions display a high level of activity within low-income communities. Quadrant 2 is composed of those institutions that score above the DLI-HMDA threshold, but below the DDI threshold. Quadrant 3 is composed of those institutions that score above the DDI threshold, but below the DLI-HMDA thresholds. Finally, Quadrant 4 is composed of those institutions that fall below both thresholds.

Chart 1: CDFI Bank Average Compared to All Bank and "Top-Ten" Bank Average



As Chart 1 illustrates, the CDFI peer group is squarely in high-performing Quadrant 1, while the All Bank, "Top-Ten", and $100 million to $3 billion Bank peer groups are located in the underperforming Quadrant 4. In fact, of the 44 CDFI banks that have both a DLI-HMDA and DDI score, 29 (66%) are located in the high-performing Quadrant 1 (please see Appendix F for 2008 Social Performance Metrics^{SM}). Also, the median DLI-HMDA score of 58.98% for CDFI banks ranks in the 94th percentile of all banks.

Simply put, CDFI banks are much more focused on meeting the needs of the consumers and businesses located in low- and moderate- income communities.

NCIF is able to analyze the performance of any institution as of a point in time, over a period of time since 1996 and compared to any peer group – standardized or customized by geography, size or nature of lending.

B. NCIF Annual Development Impact of Investees

Each year, NCIF tracks and analyzes the total lending activity of institutions within its investment portfolio in an attempt to measure the dollar volume of lending that is being directed towards low income borrowers and low income communities. NCIF classifies these loans to underserved communities as "development loans," and while the institutions tracked via NCIF's efforts represent only a sample of the total number of CDFI banks, this analysis is illustrative as it provides an additional level of analysis that incorporates the entire lending portfolio for an institution.

Since NCIF began collecting loan level data in 1998, our portfolio institutions have generated approximately $4.3 billion in 90,063 loans that are geo-coded and tracked to LMI communities or low-income borrowers. In FY 2008, NCIF portfolio institutions originated 7,995 development loans totaling over $647.5 million. This analysis of the total lending that is reaching low income borrowers and communities is powerful, and by extending this analysis to a larger group of community development banks, NCIF hopes to further communicate the tremendous impact that is generated by these banks.

Table 3: FY 2008 NCIF Development Loans – Summary by Loan and Institutional Type

NCIF FY 2008	Number	% (#)	Dollar	% ($)	Average
Small Business*	698	8.74%	$ 91,268,923	14.10%	$ 130,683
Commercial Real Estate*	352	4.40%	$ 269,461,332	41.62%	$ 765,515
Special Purpose	50	0.63%	$ 26,825,500	4.14%	$ 536,510
Housing Loans	1,140	14.26%	$ 165,256,694	25.52%	$ 144,962
Consumer Loans	5,496	68.73%	$ 38,673,698	5.97%	$ 7,037
Agricultural and Farm Lending	259	3.24%	$ 55,974,154	8.65%	$ 215,783
TOTAL	**7,995**	**100.00%**	**$ 647,460,301**	**100.00%**	**$ 80,983**
Banks Total	3,669	45.89%	$ 597,089,501	92.22%	$ 162,739
Credit Unions Total	4,326	54.11%	$ 50,370,800	7.78%	$ 11,643
Per Institution Averages					
Bank Average	306		$ 49,757,458		$ 162,739
Credit Union Average	618		$ 7,195,829		$ 11,643

* The Introduction refers to $360 million in small business and commercial real estate lending during 2008. That loan volume is the sum of the Small Business and Commercial Real Estate lending listed above.

- **Number of Development Loans:**
  As Table 3 illustrates, for FY 2008, NCIF portfolio institutions originated 7,995 development loans totaling over $647.4 million. The number of originations represents a 16.0% decrease from the previous year (9,519) and the total loan amount represents a 0.6% decrease ($651.7 million).

- **Portfolio Breakdown:**
  In terms of number of loans originated by NCIF FY 2008 Portfolio Institutions, 68.7% were consumer loans even though they constituted only 5.97% in dollar terms. However, in dollar terms, most of the loans were directed toward commercial real estate (41.6%) or housing (25.5%). This distribution is similar to FY 2007 when 74.0% of originations were for consumer loans and 43.1% of the total loan amount was directed towards commercial real estate and 20.4% for housing.

- **Average Loan Size:**
  The average loan size for FY 2008 was $80,983. This represents an 18.3% increase over the previous year ($68,464). The average development loan equaled $162,739 for the banks and $11,643 for the credit unions.

- **Average Loans Per Institution:**
  On average, each of the 10 banks originated 306 new development loans, totaling $49.4 million. On average, each of the 5 credit unions originated 618 new development loans, totaling $7.2 million.

Impact Reporting and the Expansion of the NCIF Social Performance Metrics

In addition to the Annual Development Impact analysis that NCIF performs, by reporting on all annual lending activity, CDFI Banks are providing NCIF the necessary data to continue to expand the Social Performance Metrics to include all types of lending (not just home mortgage lending per HMDA reports). NCIF utilizes these loan reports to generate Development Lending Impact ratios for all lending types, including commercial real estate (DLI-Commercial Real Estate), small business lending (DLI-Small Business) and consumer lending (DLI-Consumer). A summary of the various Development Lending Intensity scores for the median NCIF Portfolio Bank are included in the table below.

Table 4: FY 2008 Development Lending Intensity Listing for Median NCIF Portfolio Bank

NCIF Portfolio Banks	
Development Lending Intensity	**Median**
DLI-Total	53.90%
DLI-Housing	50.46%
DLI-Commercial Real Estate	61.44%
DLI-Small Business	61.71%
DLI-Consumer	65.50%

Summary of NCIF Portfolio Development Lending Intensity:

- Based on all loan originations and purchases, the median NCIF Portfolio Bank has a DLI score of 53.90%. This is located in the "High-performing" Quadrant 1.
- Each DLI subcategory is above 50%, illustrating that the CDFI banks within the NCIF portfolio dedicate a majority of each of their lending categories to low- and moderate- income communities and borrowers.
- The DLI-Housing value for the NCIF portfolio is different from the DLI-HMDA score for the portfolio for two primary reasons:
  1. Not all NCIF portfolio banks report via HMDA, and are therefore not included in the median DLI-HMDA score.
  2. Definitions of what defines a housing loan differ within each institution and there can therefore be a mismatch between what is reported via HMDA and what is reported directly to NCIF. NCIF continues to work with institutions to formalize the definitions relating to all reported datapoints whether it be loan type, jobs, etc.

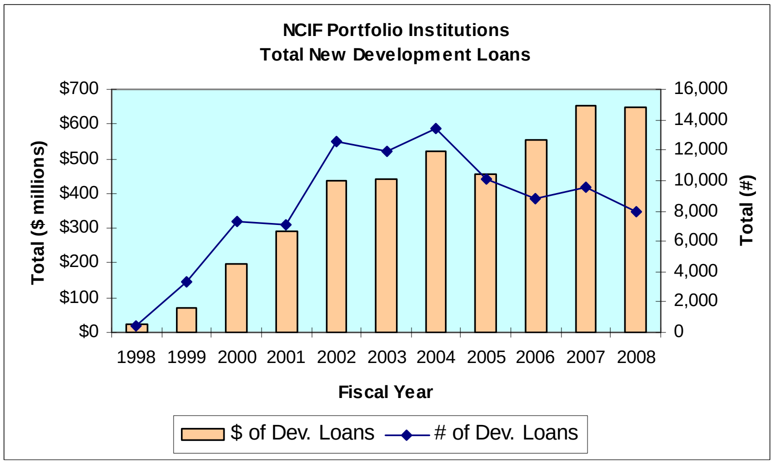
By working with NCIF to highlight lending other than home lending, CDFI banks can provide to investors and stakeholders a complete picture of the percentage of overall lending that is being focused on the businesses and residents of low- and moderate- income communities. Every year, more and more socially responsible investment and funding is being made available to financial institutions that can sufficiently communicate both community development mission and community development outputs and impact. By participating with NCIF through our Social Performance Metrics program, CDFI banks are taking advantage of an opportunity to reach potential investment partners that are interested in both compelling stories and compelling data-driven analysis.

NCIF has convened a Social Performance Working Group of CDFI Bank CEOs from around the country to improve this reporting process with an end objective to create a reporting format and Impact Report that is highly valuable to interested investors while also being practical for CDFI banks.

Development Impact of NCIF Investees - History

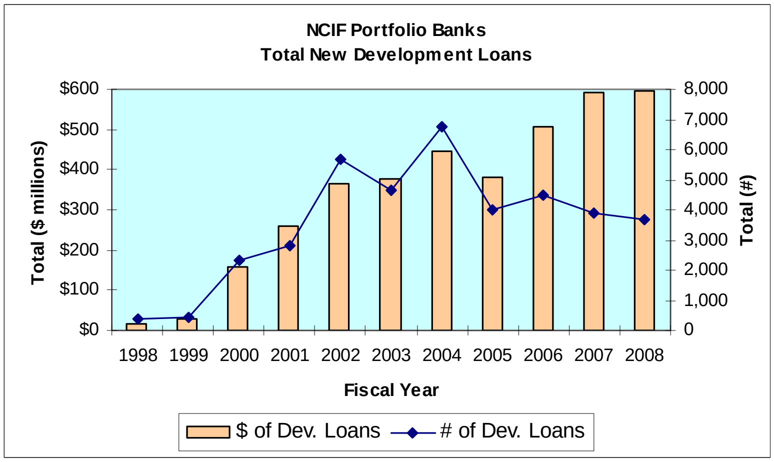
NCIF started collecting new development loan level data from its investees in FY1998, when its portfolio consisted of five institutions. As NCIF's portfolio grew, the effort expanded to include as many as 22 institutions, and became more standardized. The below charts detail the trends in development lending over time.

Chart 2: Historical Trend of NCIF Portfolio Development Lending



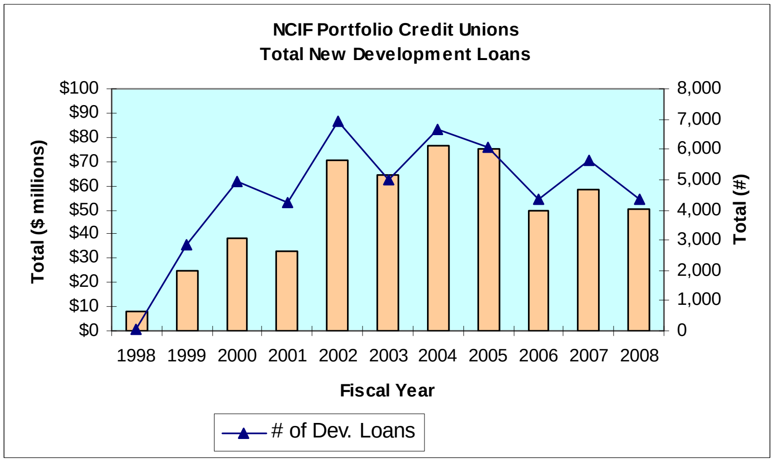
As Chart 2 illustrates, the institutions within the NCIF portfolio continue to originate high impact development loans in the country's most economically vulnerable communities.

Chart 3: Historical Trend of Bank & Thrift Development Loans



Since 1998, the NCIF Portfolio Banks & Thrifts have originated 38,959 development loans totaling $3.7 billion.

Chart 4: Historical Trend of Credit Union Development Loans



Since 1998, the NCIF Portfolio Credit Unions have originated 51,104 development loans totaling $549.4 million.

Year	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
# of Banks	4	4	9	13	15	13	12	11	13	12	10
# of Credit Unions	1	3	4	4	7	7	6	6	7	7	5
# of Institutions	5	7	13	17	22	20	18	17	20	19	15

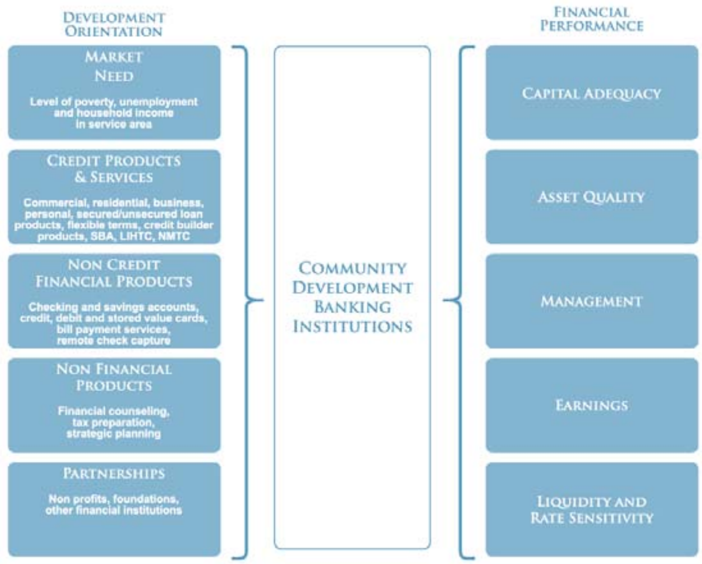
C. Model CDBI Framework

While the NCIF Social Performance Metrics and Development Impact of NCIF Investees Report are powerful quantitative tools for measuring the community development impact of a bank's lending, NCIF complements this with a qualitative analysis to fully ascertain whether or not an institution has a community development orientation. We want to make sure that a bank is located in and lends to economically disadvantaged communities and does so in a responsible manner.

To determine if a bank is truly mission focused, we use the **NCIF Model CDBI Framework** to evaluate the economic development orientation of an institution. The framework (provided below) examines the market need of the community that the bank serves as well as the products and services the bank offers and the partnerships in which the bank is engaged. This analysis determines if the bank is simply located in a low income area, or if they are going beyond to create and implement the innovative tools and programs that low-income customers and businesses need to survive and thrive.

By performing this Model CDBI Analysis, NCIF is able to get past the numbers and to truly understand the operation of an institution. By doing so, we can determine if the bank truly has a double "bottom-line mission" orientation.

Chart #5 – The Model CDBI Framework



What is the **Market Need** in the institution's service area? Does the area have elevated poverty and unemployment rates?

What are the **Credit Products and Services** does the institution provide its customers? As an example, NCIF investee *Liberty Bank and Trust of New Orleans* offers a small dollar loan that customers can use as an alternative to a payday loan.

What **Non Credit Financial Products** are being offered? AS part of an NCIF funded initiative, *University National Bank of St. Paul, MN* created and implemented a prepaid card that was designed to meet the needs of unbanked consumers.

What are the **Non Financial Products** that the institution is providing? NCIF investee *Carver Federal Savings Bank in Harlem, NY* is very active in providing financial education and literacy training. The thrift recently launched the "Financial Empowerment Series" which includes ongoing seminars for first time homebuyers, existing homeowners and seniors. The series teaches these groups about basic banking and financing terms and offers instruction on products and services that help provide the tools needed to build and sustain wealth.

Finally, is the institution involved in **Partnerships** with non-profit groups, government and other organizations that serve to bring assistance to the community? NCIF investee *Southern Bancorp in Arkadelphia, AR* spearheaded the Delta Bridge Project, a public-private partnership that was successful in improving the Helena-West Helena community in Phillips County Arkansas. The wide-ranging endeavor is working to improve every facet of life in Phillips County, and strategic plans are being implemented that deal with education, healthcare and economic development.

V. Appendix: Financial Performance & Social Performance Background Material

Appendix A: CDFI Peer Group Financial Summary

2009 Summary	Average	Median	Maximum	Minimum	Total
Total Assets	$ 287,645	$ 163,706	$ 2,246,737	$ 24,990	$ 16,108,095
Total Deposits	$ 228,402	$ 136,718	$ 1,715,645	$ 18,155	$ 12,790,487
Total Loans & Leases	$ 190,318	$ 111,910	$ 1,396,228	$ 8,432	$ 10,657,829
Total Equity	$ 27,016	$ 17,198	$ 404,672	$ 2,361	$ 1,512,882
Net Income	$ (2,148)	$ 59	$ 7,339	$ (105,306)	$ (120,269)
Net Interest Margin	3.51%	3.57%	4.91%	1.93%	
Return on Assets	-0.47%	0.02%	1.36%	-4.27%	
Return on Equity	-5.54%	0.23%	17.86%	-78.77%	
Efficiency Ratio	86.56%	83.14%	178.93%	48.00%	
Noncurrent Loan Ratio	5.96%	3.92%	30.42%	0.00%	
Net Chargeoff Ratio	1.44%	0.96%	6.18%	0.00%	

* Data based on middle 90% of certified CDFI institutions (**56** total banks and thrifts). Top and bottom 3 institutions discarded based on Return on Assets.

Source: 2009 Data as reported by the FDIC

2008 Summary	Average	Median	Maximum	Minimum	Total
Total Assets	$ 238,877	$ 144,916	$ 2,433,071	$ 13,172	$ 13,138,241
Total Deposits	$ 183,105	$ 119,323	$ 1,540,156	$ 6,288	$ 10,070,798
Net Loans	$ 163,217	$ 95,557	$ 1,500,634	$ 2,816	$ 8,976,909
Total Equity	$ 20,145	$ 15,328	$ 161,580	$ 1,453	$ 1,107,997
Net Income	$ 478	$ 370	$ 6,290	$ (3,460)	$ 26,282
Net Interest Margin	4.02%	4.00%	6.15%	2.13%	
Return on Assets	-0.07%	0.26%	1.32%	-4.20%	
Return on Equity	0.72%	2.49%	16.03%	-24.00%	
Efficiency Ratio	89.43%	83.85%	189.31%	58.05%	
Noncurrent Loan Ratio	3.91%	3.47%	14.44%	0.00%	
Net Chargeoff Ratio	0.64%	0.38%	2.71%	-0.09%	

* Data based on middle 87% of certified CDFI institutions (**55** total banks and thrifts). Top and bottom 3 institutions discarded based on Return on Assets.

Source: 2008 Data as reported by the FDIC

Appendix B: Summary Financials of CDFI Banks & Thrifts – Sorted by Name

#	Institution Name	State	Total Assets	Total Deposits	Total Loans & Leases	Total Equity	Net Income	Net Interest Margin	Return on Assets	Return on Equity	Efficiency Ratio	Noncurrent Loans/ Loans	NCOs/Avg Loans
1	Advance Bank	MD	$76,216	$62,034	$58,563	$ 8,279	($965)	3.62%	-1.21%	-11.03%	114.16%	3.47%	0.04%
2	Albina Community Bank	OR	$199,879	$166,207	$142,840	$ 11,571	($8,179)	2.83%	-3.73%	-56.40%	99.13%	7.63%	5.40%
3	American Metro Bank	IL	$98,873	$84,662	$74,617	$ 6,317	($397)	2.44%	-0.41%	-6.15%	92.88%	15.27%	0.62%
4	American State Bank	OK	$11,187	$10,241	$8,685	$ 905	($495)	4.55%	-4.43%	-51.89%	137.25%	2.14%	2.29%
5	Bank of Cherokee County	OK	$97,767	$88,911	$66,621	$ 7,467	$670	4.53%	0.69%	9.37%	72.61%	1.36%	0.19%
6	Broadway Federal Bank, F. S. B.	CA	$529,221	$389,879	$471,992	$ 44,068	$2,343	4.08%	0.49%	6.27%	55.92%	2.75%	0.00%
7	Capitol City Bank & Trust Company	GA	$325,689	$280,159	$245,130	$ 22,008	($1,383)	2.28%	-0.44%	-6.45%	107.46%	3.81%	1.22%
8	Carver Federal Savings Bank	NY	$811,369	$589,112	$688,203	$ 78,027	$3,002	3.68%	0.37%	3.98%	85.69%	4.82%	0.26%
9	Central Bank of Kansas City	MO	$198,126	$159,352	$140,392	$ 25,586	$6,767	4.18%	3.78%	32.13%	37.37%	4.46%	3.43%
10	Citizens Bank & Trust Company of Chicago	IL	$77,275	$74,519	$61,370	$ 2,361	($1,614)	2.47%	-1.99%	-42.12%	101.86%	30.42%	2.19%
11	Citizens Savings Bank & Trust Company	TN	$80,762	$71,030	$61,997	$ 7,749	$251	4.48%	0.33%	3.29%	82.64%	1.94%	0.24%
12	Citizens Trust Bank	GA	$387,130	$326,546	$204,313	$ 41,340	$1,281	4.00%	0.34%	3.47%	78.53%	3.41%	1.66%
13	City First Bank of D.C., National Association	DC	$156,433	$126,136	$104,594	$ 19,887	$1,097	4.26%	0.80%	5.80%	69.54%	3.72%	0.89%
14	City National Bank of New Jersey	NJ	$473,342	$380,275	$278,672	$ 42,822	($258)	2.89%	-0.05%	-0.68%	69.53%	5.71%	0.56%
15	Community Bank of the Bay	CA	$83,743	$72,994	$58,501	$ 5,863	($2,671)	3.90%	-3.77%	-39.93%	114.39%	1.35%	4.70%
16	Community Capital Bank of Virginia	VA	$24,990	$18,155	$8,432	$ 6,709	($113)	2.29%	-0.70%	-1.68%	172.17%	0.00%	0.00%
17	Community Commerce Bank	CA	$406,658	$299,366	$308,217	$ 36,408	$40	3.47%	0.01%	0.11%	62.43%	3.73%	1.09%
18	Community Development Bank, FSB	MN	$40,418	$33,598	$22,171	$ 5,144	$182	2.96%	0.52%	3.60%	61.71%	5.05%	1.71%
19	Covenant Bank	IL	$73,408	$66,704	$56,820	$ 6,418	($371)	3.18%	-0.55%	-6.43%	90.51%	3.07%	0.35%
20	First American International Bank	NY	$643,720	$551,891	$516,315	$ 65,025	$1,280	4.27%	0.21%	2.03%	55.79%	5.85%	0.72%
21	First Independence Bank	MI	$159,295	$132,475	$112,683	$ 15,080	($231)	3.93%	-0.14%	-1.61%	97.63%	3.31%	1.74%
22	Fort Gibson State Bank	OK	$60,251	$55,461	$34,057	$ 4,228	$440	4.44%	0.69%	10.85%	71.67%	0.21%	0.16%
23	Franklin National Bank of Minneapolis	MN	$129,450	$103,467	$100,503	$ 19,680	$951	4.91%	0.78%	5.56%	78.26%	6.29%	0.40%
24	Guaranty Bank & Trust Company	MS	$494,615	$420,049	$382,438	$ 49,605	$3,204	3.81%	0.64%	7.30%	60.64%	3.08%	1.07%
25	Highland Community Bank	IL	$121,181	$102,849	$73,078	$ 11,703	$188	3.63%	0.16%	1.61%	84.02%	13.87%	1.91%
26	Illinois-Service Federal Savings and Loan Association	IL	$147,508	$98,755	$55,181	$ 15,432	($197)	3.10%	-0.13%	-1.28%	105.28%	7.19%	0.03%
27	Industrial Bank	DC	$360,664	$294,743	$216,974	$ 28,471	$77	4.27%	0.02%	0.31%	85.19%	4.19%	1.14%
28	Inter National Bank	TX	$2,132,460	$1,715,645	$1,150,415	$ 404,672	$7,339	2.94%	0.36%	2.45%	52.26%	11.18%	1.38%
29	International Bank of Chicago	IL	$219,350	$192,125	$148,408	$ 21,592	$1,644	3.51%	0.81%	8.89%	59.50%	2.07%	1.03%
30	Landmark Community Bank	TN	$188,068	$143,077	$138,519	$ 18,965	($4,652)	2.65%	-4.27%	-29.82%	155.23%	1.92%	1.92%
31	Legacy Bank	WI	$236,198	$207,309	$172,119	$ 22,102	($3,188)	3.64%	-1.39%	-13.56%	56.34%	7.55%	5.95%
32	Liberty Bank & Trust Company	LA	$423,624	$381,318	$195,819	$ 34,442	$2,483	4.35%	0.60%	7.56%	80.19%	3.22%	0.44%
33	Louisville Community Development Bank	KY	$32,139	$27,488	$12,337	$ 4,271	($615)	2.12%	-1.92%	-13.31%	116.12%	9.21%	4.59%
34	Mechanics & Farmers Bank	NC	$273,800	$228,138	$210,110	$ 32,774	$984	4.21%	0.37%	3.33%	76.52%	4.48%	0.59%
35	Mission Community Bank	CA	$194,437	$164,612	$136,410	$ 22,137	($4,510)	3.02%	-2.08%	-18.07%	105.57%	4.32%	2.33%
36	Mission Valley Bank	CA	$262,785	$204,884	$202,296	$ 27,905	($540)	4.42%	-0.21%	-2.18%	69.41%	3.79%	0.70%
37	Native American Bank, National Association	CO	$99,068	$92,952	$70,119	$ 5,748	($6,518)	3.44%	-6.29%	-67.11%	130.95%	5.64%	4.25%
38	Neighborhood National Bank	CA	$133,545	$122,595	$109,143	$ 9,643	($2,476)	3.29%	-1.79%	-24.03%	87.30%	3.27%	1.62%
39	New York National Bank	NY	$135,398	$118,265	$65,963	$ 13,347	($489)	4.01%	-0.35%	-4.06%	86.49%	12.29%	1.43%
40	North Milwaukee State Bank	WI	$93,557	$80,742	$71,177	$ 7,735	$149	4.17%	0.16%	1.93%	75.53%	3.81%	2.28%
41	Nuestro Banco	NC	$15,461	$8,272	$8,046	$ 7,137	($1,794)	4.22%	-10.49%	-21.45%	235.41%	0.12%	5.60%
42	OneCalifornia Bank, FSB	CA	$99,333	$85,001	$46,308	$ 12,905	($2,498)	2.50%	-3.23%	-18.09%	178.93%	2.31%	0.00%
43	OneUnited Bank	MA	$540,567	$291,846	$327,531	$ 41,544	$3,170	2.47%	0.54%	7.69%	97.50%	4.00%	0.33%
44	Pacific Global Bank	IL	$168,117	$140,960	$149,648	$ 17,065	$496	3.82%	0.29%	2.93%	52.54%	3.64%	1.72%

#	Institution Name	State	Total Assets	Total Deposits	Total Loans & Leases	Total Equity	Net Income	Net Interest Margin	Return on Assets	Return on Equity	Efficiency Ratio	Noncurrent Loans/ Loans	NCOs/Avg Loans
45	Pan American Bank	IL	$144,797	$132,221	$73,939	$ 8,266	$1,359	2.95%	1.20%	17.86%	72.52%	0.96%	0.00%
46	Park Midway Bank National Association	MN	$272,315	$223,783	$225,647	$ 26,271	$1,890	4.10%	0.72%	7.54%	68.54%	3.83%	0.88%
47	Premier Bank	IL	$349,739	$233,528	$199,944	$ 22,364	$1,540	2.26%	0.43%	7.69%	48.00%	2.25%	1.43%
48	Seaway Bank And Trust Company	IL	$385,715	$338,858	$194,082	$ 33,388	$1,919	3.18%	0.50%	5.52%	80.83%	9.10%	0.33%
49	Second Federal Savings and Loan Association of Chicago	IL	$235,466	$172,735	$191,371	$ 17,331	($10,329)	3.06%	-4.07%	-49.31%	129.70%	11.34%	0.00%
50	Security State Bank of Wewoka, Oklahoma	OK	$77,058	$67,585	$49,611	$ 9,367	$1,038	4.88%	1.36%	11.82%	55.67%	2.66%	0.78%
51	ShoreBank	IL	$2,246,737	$1,603,248	$1,396,228	$ 36,284	($105,306)	1.93%	-4.12%	-78.77%	104.52%	22.62%	4.43%
52	ShoreBank Pacific	WA	$206,330	$166,266	$111,136	$ 15,399	$23	3.16%	0.01%	0.14%	65.43%	9.22%	3.00%
53	South Carolina Community Bank	SC	$93,352	$86,297	$67,721	$ 6,534	($889)	3.37%	-0.98%	-12.91%	107.72%	9.12%	1.12%
54	Southern Bancorp Bank	AR	$709,743	$591,175	$468,083	$ 62,287	$4,750	7.76%	1.53%	16.79%	71.15%	1.75%	0.90%
55	The Carver State Bank	GA	$41,422	$34,803	$28,469	$ 2,966	$209	3.79%	0.49%	7.24%	87.10%	4.04%	0.24%
56	The Community's Bank	CT	$46,621	$33,918	$28,399	$ 4,435	$138	3.17%	0.28%	3.07%	106.67%	6.62%	0.25%
57	The First National Bank of Davis	OK	$74,774	$51,844	$46,754	$ 7,073	$628	4.16%	0.82%	8.53%	55.34%	3.32%	1.45%
58	The Harbor Bank of Maryland	MD	$304,555	$269,736	$213,083	$ 26,850	($4,934)	3.44%	-1.65%	-18.78%	83.63%	1.62%	4.89%
59	The Union Bank	LA	$245,967	$222,045	$157,657	$ 18,447	($2,787)	3.31%	-1.09%	-13.85%	65.14%	11.50%	6.18%
60	Tri State Bank of Memphis	TN	$121,695	$99,214	$85,716	$ 17,732	($219)	4.47%	-0.17%	-1.30%	95.89%	7.14%	0.77%
61	United Bank of Philadelphia	PA	$68,317	$60,424	$47,587	$ 7,414	($473)	4.50%	-0.68%	-6.18%	101.35%	9.58%	0.19%
62	University National Bank	MN	$176,110	$150,007	$109,667	$ 16,130	$2,013	4.68%	1.57%	13.20%	62.05%	2.42%	0.58%
	SUM		$17,317,790	$13,802,486	$11,462,821	$ 1,630,675	($115,546)						
	AVERAGE		$279,319	$222,621	$184,884	$ 26,301	($1,864)	3.64%	-0.65%	-6.27%	89.05%	5.65%	1.57%
	MEDIAN		$163,706	$136,718	$110,402	$ 16,598	$59	3.64%	0.02%	0.23%	83.14%	3.82%	1.05%
	MINIMUM		$11,187	$8,272	$8,046	$ 905	($105,306)	1.93%	-10.49%	-78.77%	37.37%	0.00%	0.00%
	MAXIMUM		$2,246,737	$1,715,645	$1,396,228	$ 404,672	$7,339	7.76%	3.78%	32.13%	235.41%	30.42%	6.18%

Source: 2009 Data as reported by the FDIC

Appendix C: Summary Financials of CDFI Banks & Thrifts – Sorted by Return on Assets

#	Institution Name	State	Total Assets	Total Deposits	Total Loans & Leases	Total Equity	Net Income	Net Interest Margin	Return on Assets	Return on Equity	Efficiency Ratio	Noncurrent Loans/ Loans	NCOs/Avg Loans
1	Central Bank of Kansas City	MO	$198,126	$159,352	$140,392	$ 25,586	$6,767	4.18%	3.78%	32.13%	37.37%	4.46%	3.43%
2	University National Bank	MN	$176,110	$150,007	$109,667	$ 16,130	$2,013	4.68%	1.57%	13.20%	62.05%	2.42%	0.58%
3	Southern Bancorp Bank	AR	$709,743	$591,175	$468,083	$ 62,287	$4,750	7.76%	1.53%	16.79%	71.15%	1.75%	0.90%
4	Security State Bank of Wewoka, Oklahoma	OK	$77,058	$67,585	$49,611	$ 9,367	$1,038	4.88%	1.36%	11.82%	55.67%	2.66%	0.78%
5	Pan American Bank	IL	$144,797	$132,221	$73,939	$ 8,266	$1,359	2.95%	1.20%	17.86%	72.52%	0.96%	0.00%
6	The First National Bank of Davis	OK	$74,774	$51,844	$46,754	$ 7,073	$628	4.16%	0.82%	8.53%	55.34%	3.32%	1.45%
7	International Bank of Chicago	IL	$219,350	$192,125	$148,408	$ 21,592	$1,644	3.51%	0.81%	8.89%	59.50%	2.07%	1.03%
8	City First Bank of D.C., National Association	DC	$156,433	$126,136	$104,594	$ 19,887	$1,097	4.26%	0.80%	5.80%	69.54%	3.72%	0.89%
9	Franklin National Bank of Minneapolis	MN	$129,450	$103,467	$100,503	$ 19,680	$951	4.91%	0.78%	5.56%	78.26%	6.29%	0.40%
10	Park Midway Bank National Association	MN	$272,315	$223,783	$225,647	$ 26,271	$1,890	4.10%	0.72%	7.54%	68.54%	3.83%	0.88%
11	Bank of Cherokee County	OK	$97,767	$88,911	$66,621	$ 7,467	$670	4.53%	0.69%	9.37%	72.61%	1.36%	0.19%
12	Fort Gibson State Bank	OK	$60,251	$55,461	$34,057	$ 4,228	$440	4.44%	0.69%	10.85%	71.67%	0.21%	0.16%
13	Guaranty Bank & Trust Company	MS	$494,615	$420,049	$382,438	$ 49,605	$3,204	3.81%	0.64%	7.30%	60.64%	3.08%	1.07%
14	Liberty Bank & Trust Company	LA	$423,624	$381,318	$195,819	$ 34,442	$2,483	4.35%	0.60%	7.56%	80.19%	3.22%	0.44%
15	OneUnited Bank	MA	$540,567	$291,846	$327,531	$ 41,544	$3,170	2.47%	0.54%	7.69%	97.50%	4.00%	0.33%
16	Community Development Bank, FSB	MN	$40,418	$33,598	$22,171	$ 5,144	$182	2.96%	0.52%	3.60%	61.71%	5.05%	1.71%
17	Seaway Bank And Trust Company	IL	$385,715	$338,858	$194,082	$ 33,388	$1,919	3.18%	0.50%	5.52%	80.83%	9.10%	0.33%
18	Broadway Federal Bank, F. S. B.	CA	$529,221	$389,879	$471,992	$ 44,068	$2,343	4.08%	0.49%	6.27%	55.92%	2.75%	0.00%
19	The Carver State Bank	GA	$41,422	$34,803	$28,469	$ 2,966	$209	3.79%	0.49%	7.24%	87.10%	4.04%	0.24%
20	Premier Bank	IL	$349,739	$233,528	$199,944	$ 22,364	$1,540	2.26%	0.43%	7.69%	48.00%	2.25%	1.43%
21	Carver Federal Savings Bank	NY	$811,369	$589,112	$688,203	$ 78,027	$3,002	3.68%	0.37%	3.98%	85.69%	4.82%	0.26%
22	Mechanics & Farmers Bank	NC	$273,800	$228,138	$210,110	$ 32,774	$984	4.21%	0.37%	3.33%	76.52%	4.48%	0.59%
23	Inter National Bank	TX	$2,132,460	$1,715,645	$1,150,415	$ 404,672	$7,339	2.94%	0.36%	2.45%	52.26%	11.18%	1.38%
24	Citizens Trust Bank	GA	$387,130	$326,546	$204,313	$ 41,340	$1,281	4.00%	0.34%	3.47%	78.53%	3.41%	1.66%
25	Citizens Savings Bank & Trust Company	TN	$80,762	$71,030	$61,997	$ 7,749	$251	4.48%	0.33%	3.29%	82.64%	1.94%	0.24%
26	Pacific Global Bank	IL	$168,117	$140,960	$149,648	$ 17,065	$496	3.82%	0.29%	2.93%	52.54%	3.64%	1.72%
27	The Community's Bank	CT	$46,621	$33,918	$28,399	$ 4,435	$138	3.17%	0.28%	3.07%	106.67%	6.62%	0.25%
28	First American International Bank	NY	$643,720	$551,891	$516,315	$ 65,025	$1,280	4.27%	0.21%	2.03%	55.79%	5.85%	0.72%
29	Highland Community Bank	IL	$121,181	$102,849	$73,078	$ 11,703	$188	3.63%	0.16%	1.61%	84.02%	13.87%	1.91%
30	North Milwaukee State Bank	WI	$93,557	$80,742	$71,177	$ 7,735	$149	4.17%	0.16%	1.93%	75.53%	3.81%	2.28%
31	Industrial Bank	DC	$360,664	$294,743	$216,974	$ 28,471	$77	4.27%	0.02%	0.31%	85.19%	4.19%	1.14%
32	Community Commerce Bank	CA	$406,658	$299,366	$308,217	$ 36,408	$40	3.47%	0.01%	0.11%	62.43%	3.73%	1.09%
33	ShoreBank Pacific	WA	$206,330	$166,266	$111,136	$ 15,399	$23	3.16%	0.01%	0.14%	65.43%	9.22%	3.00%
34	City National Bank of New Jersey	NJ	$473,342	$380,275	$278,672	$ 42,822	($258)	2.89%	-0.05%	-0.68%	69.53%	5.71%	0.56%
35	Illinois-Service Federal Savings and Loan Association	IL	$147,508	$98,755	$55,181	$ 15,432	($197)	3.10%	-0.13%	-1.28%	105.28%	7.19%	0.03%
36	First Independence Bank	MI	$159,295	$132,475	$112,683	$ 15,080	($231)	3.93%	-0.14%	-1.61%	97.63%	3.31%	1.74%
37	Tri State Bank of Memphis	TN	$121,695	$99,214	$85,716	$ 17,732	($219)	4.47%	-0.17%	-1.30%	95.89%	7.14%	0.77%
38	Mission Valley Bank	CA	$262,785	$204,884	$202,296	$ 27,905	($540)	4.42%	-0.21%	-2.18%	69.41%	3.79%	0.70%
39	New York National Bank	NY	$135,398	$118,265	$65,963	$ 13,347	($489)	4.01%	-0.35%	-4.06%	86.49%	12.29%	1.43%
40	American Metro Bank	IL	$98,873	$84,662	$74,617	$ 6,317	($397)	2.44%	-0.41%	-6.15%	92.88%	15.27%	0.62%
41	Capitol City Bank & Trust Company	GA	$325,689	$280,159	$245,130	$ 22,008	($1,383)	2.28%	-0.44%	-6.45%	107.46%	3.81%	1.22%
42	Covenant Bank	IL	$73,408	$66,704	$56,820	$ 6,418	($371)	3.18%	-0.55%	-6.43%	90.51%	3.07%	0.35%
43	United Bank of Philadelphia	PA	$68,317	$60,424	$47,587	$ 7,414	($473)	4.50%	-0.68%	-6.18%	101.35%	9.58%	0.19%
44	Community Capital Bank of Virginia	VA	$24,990	$18,155	$8,432	$ 6,709	($113)	2.29%	-0.70%	-1.68%	172.17%	0.00%	0.00%

#	Institution Name	State	Total Assets	Total Deposits	Total Loans & Leases	Total Equity	Net Income	Net Interest Margin	Return on Assets	Return on Equity	Efficiency Ratio	Noncurrent Loans/ Loans	NCOs/Avg Loans
45	South Carolina Community Bank	SC	$93,352	$86,297	$67,721	$ 6,534	($889)	3.37%	-0.98%	-12.91%	107.72%	9.12%	1.12%
46	The Union Bank	LA	$245,967	$222,045	$157,657	$ 18,447	($2,787)	3.31%	-1.09%	-13.85%	65.14%	11.50%	6.18%
47	Advance Bank	MD	$76,216	$62,034	$58,563	$ 8,279	($965)	3.62%	-1.21%	-11.03%	114.16%	3.47%	0.04%
48	Legacy Bank	WI	$236,198	$207,309	$172,119	$ 22,102	($3,188)	3.64%	-1.39%	-13.56%	56.34%	7.55%	5.95%
49	The Harbor Bank of Maryland	MD	$304,555	$269,736	$213,083	$ 26,850	($4,934)	3.44%	-1.65%	-18.78%	83.63%	1.62%	4.89%
50	Neighborhood National Bank	CA	$133,545	$122,595	$109,143	$ 9,643	($2,476)	3.29%	-1.79%	-24.03%	87.30%	3.27%	1.62%
51	Louisville Community Development Bank	KY	$32,139	$27,488	$12,337	$ 4,271	($615)	2.12%	-1.92%	-13.31%	116.12%	9.21%	4.59%
52	Citizens Bank & Trust Company of Chicago	IL	$77,275	$74,519	$61,370	$ 2,361	($1,614)	2.47%	-1.99%	-42.12%	101.86%	30.42%	2.19%
53	Mission Community Bank	CA	$194,437	$164,612	$136,410	$ 22,137	($4,510)	3.02%	-2.08%	-18.07%	105.57%	4.32%	2.33%
54	OneCalifornia Bank, FSB	CA	$99,333	$85,001	$46,308	$ 12,905	($2,498)	2.50%	-3.23%	-18.09%	178.93%	2.31%	0.00%
55	Albina Community Bank	OR	$199,879	$166,207	$142,840	$ 11,571	($8,179)	2.83%	-3.73%	-56.40%	99.13%	7.63%	5.40%
56	Community Bank of the Bay	CA	$83,743	$72,994	$58,501	$ 5,863	($2,671)	3.90%	-3.77%	-39.93%	114.39%	1.35%	4.70%
57	Second Federal Savings and Loan Association of Chicago	IL	$235,466	$172,735	$191,371	$ 17,331	($10,329)	3.06%	-4.07%	-49.31%	129.70%	11.34%	0.00%
58	ShoreBank	IL	$2,246,737	$1,603,248	$1,396,228	$ 36,284	($105,306)	1.93%	-4.12%	-78.77%	104.52%	22.62%	4.43%
59	Landmark Community Bank	TN	$188,068	$143,077	$138,519	$ 18,965	($4,652)	2.65%	-4.27%	-29.82%	155.23%	1.92%	1.92%
60	American State Bank	OK	$11,187	$10,241	$8,685	$ 905	($495)	4.55%	-4.43%	-51.89%	137.25%	2.14%	2.29%
61	Native American Bank, National Association	CO	$99,068	$92,952	$70,119	$ 5,748	($6,518)	3.44%	-6.29%	-67.11%	130.95%	5.64%	4.25%
62	Nuestro Banco	NC	$15,461	$8,272	$8,046	$ 7,137	($1,794)	4.22%	-10.49%	-21.45%	235.41%	0.12%	5.60%
	SUM		$17,317,790	$13,802,486	$11,462,821	$ 1,630,675	($115,546)						
	AVERAGE		$279,319	$222,621	$184,884	$ 26,301	($1,864)	3.64%	-0.65%	-6.27%	89.05%	5.65%	1.57%
	MEDIAN		$163,706	$136,718	$110,402	$ 16,598	$59	3.64%	0.02%	0.23%	83.14%	3.82%	1.05%
	MINIMUM		$11,187	$8,272	$8,046	$ 905	($105,306)	1.93%	-10.49%	-78.77%	37.37%	0.00%	0.00%
	MAXIMUM		$2,246,737	$1,715,645	$1,396,228	$ 404,672	$7,339	7.76%	3.78%	32.13%	235.41%	30.42%	6.18%

Source: 2009 Data as reported by the FDIC

Appendix D: Summary Financials of CDFI Banks & Thrifts – Sorted by Noncurrent Loans to Loans Ratio

#	Institution Name	State	Total Assets	Total Deposits	Total Loans & Leases	Total Equity	Net Income	Net Interest Margin	Return on Assets	Return on Equity	Efficiency Ratio	Noncurrent Loans/ Loans	NCOs/Avg Loans
1	Community Capital Bank of Virginia	VA	$24,990	$18,155	$8,432	$ 6,709	($113)	2.29%	-0.70%	-1.68%	172.17%	0.00%	0.00%
2	Nuestro Banco	NC	$15,461	$8,272	$8,046	$ 7,137	($1,794)	4.22%	-10.49%	-21.45%	235.41%	0.12%	5.60%
3	Fort Gibson State Bank	OK	$60,251	$55,461	$34,057	$ 4,228	$440	4.44%	0.69%	10.85%	71.67%	0.21%	0.16%
4	Pan American Bank	IL	$144,797	$132,221	$73,939	$ 8,266	$1,359	2.95%	1.20%	17.86%	72.52%	0.96%	0.00%
5	Community Bank of the Bay	CA	$83,743	$72,994	$58,501	$ 5,863	($2,671)	3.90%	-3.77%	-39.93%	114.39%	1.35%	4.70%
6	Bank of Cherokee County	OK	$97,767	$88,911	$66,621	$ 7,467	$670	4.53%	0.69%	9.37%	72.61%	1.36%	0.19%
7	The Harbor Bank of Maryland	MD	$304,555	$269,736	$213,083	$ 26,850	($4,934)	3.44%	-1.65%	-18.78%	83.63%	1.62%	4.89%
8	Southern Bancorp Bank	AR	$709,743	$591,175	$468,083	$ 62,287	$4,750	7.76%	1.53%	16.79%	71.15%	1.75%	0.90%
9	Landmark Community Bank	TN	$188,068	$143,077	$138,519	$ 18,965	($4,652)	2.65%	-4.27%	-29.82%	155.23%	1.92%	1.92%
10	Citizens Savings Bank & Trust Company	TN	$80,762	$71,030	$61,997	$ 7,749	$251	4.48%	0.33%	3.29%	82.64%	1.94%	0.24%
11	International Bank of Chicago	IL	$219,350	$192,125	$148,408	$ 21,592	$1,644	3.51%	0.81%	8.89%	59.50%	2.07%	1.03%
12	American State Bank	OK	$11,187	$10,241	$8,685	$ 905	($495)	4.55%	-4.43%	-51.89%	137.25%	2.14%	2.29%
13	Premier Bank	IL	$349,739	$233,528	$199,944	$ 22,364	$1,540	2.26%	0.43%	7.69%	48.00%	2.25%	1.43%
14	OneCalifornia Bank, FSB	CA	$99,333	$85,001	$46,308	$ 12,905	($2,498)	2.50%	-3.23%	-18.09%	178.93%	2.31%	0.00%
15	University National Bank	MN	$176,110	$150,007	$109,667	$ 16,130	$2,013	4.68%	1.57%	13.20%	62.05%	2.42%	0.58%
16	Security State Bank of Wewoka, Oklahoma	OK	$77,058	$67,585	$49,611	$ 9,367	$1,038	4.88%	1.36%	11.82%	55.67%	2.66%	0.78%
17	Broadway Federal Bank, F. S. B.	CA	$529,221	$389,879	$471,992	$ 44,068	$2,343	4.08%	0.49%	6.27%	55.92%	2.75%	0.00%
18	Covenant Bank	IL	$73,408	$66,704	$56,820	$ 6,418	($371)	3.18%	-0.55%	-6.43%	90.51%	3.07%	0.35%
19	Guaranty Bank & Trust Company	MS	$494,615	$420,049	$382,438	$ 49,605	$3,204	3.81%	0.64%	7.30%	60.64%	3.08%	1.07%
20	Liberty Bank & Trust Company	LA	$423,624	$381,318	$195,819	$ 34,442	$2,483	4.35%	0.60%	7.56%	80.19%	3.22%	0.44%
21	Neighborhood National Bank	CA	$133,545	$122,595	$109,143	$ 9,643	($2,476)	3.29%	-1.79%	-24.03%	87.30%	3.27%	1.62%
22	First Independence Bank	MI	$159,295	$132,475	$112,683	$ 15,080	($231)	3.93%	-0.14%	-1.61%	97.63%	3.31%	1.74%
23	The First National Bank of Davis	OK	$74,774	$51,844	$46,754	$ 7,073	$628	4.16%	0.82%	8.53%	55.34%	3.32%	1.45%
24	Citizens Trust Bank	GA	$387,130	$326,546	$204,313	$ 41,340	$1,281	4.00%	0.34%	3.47%	78.53%	3.41%	1.66%
25	Advance Bank	MD	$76,216	$62,034	$58,563	$ 8,279	($965)	3.62%	-1.21%	-11.03%	114.16%	3.47%	0.04%
26	Pacific Global Bank	IL	$168,117	$140,960	$149,648	$ 17,065	$496	3.82%	0.29%	2.93%	52.54%	3.64%	1.72%
27	City First Bank of D.C., National Association	DC	$156,433	$126,136	$104,594	$ 19,887	$1,097	4.26%	0.80%	5.80%	69.54%	3.72%	0.89%
28	Community Commerce Bank	CA	$406,658	$299,366	$308,217	$ 36,408	$40	3.47%	0.01%	0.11%	62.43%	3.73%	1.09%
29	Mission Valley Bank	CA	$262,785	$204,884	$202,296	$ 27,905	($540)	4.42%	-0.21%	-2.18%	69.41%	3.79%	0.70%
30	North Milwaukee State Bank	WI	$93,557	$80,742	$71,177	$ 7,735	$149	4.17%	0.16%	1.93%	75.53%	3.81%	2.28%
31	Capitol City Bank & Trust Company	GA	$325,689	$280,159	$245,130	$ 22,008	($1,383)	2.28%	-0.44%	-6.45%	107.46%	3.81%	1.22%
32	Park Midway Bank National Association	MN	$272,315	$223,783	$225,647	$ 26,271	$1,890	4.10%	0.72%	7.54%	68.54%	3.83%	0.88%
33	OneUnited Bank	MA	$540,567	$291,846	$327,531	$ 41,544	$3,170	2.47%	0.54%	7.69%	97.50%	4.00%	0.33%
34	The Carver State Bank	GA	$41,422	$34,803	$28,469	$ 2,966	$209	3.79%	0.49%	7.24%	87.10%	4.04%	0.24%
35	Industrial Bank	DC	$360,664	$294,743	$216,974	$ 28,471	$77	4.27%	0.02%	0.31%	85.19%	4.19%	1.14%
36	Mission Community Bank	CA	$194,437	$164,612	$136,410	$ 22,137	($4,510)	3.02%	-2.08%	-18.07%	105.57%	4.32%	2.33%
37	Central Bank of Kansas City	MO	$198,126	$159,352	$140,392	$ 25,586	$6,767	4.18%	3.78%	32.13%	37.37%	4.46%	3.43%
38	Mechanics & Farmers Bank	NC	$273,800	$228,138	$210,110	$ 32,774	$984	4.21%	0.37%	3.33%	76.52%	4.48%	0.59%
39	Carver Federal Savings Bank	NY	$811,369	$589,112	$688,203	$ 78,027	$3,002	3.68%	0.37%	3.98%	85.69%	4.82%	0.26%
40	Community Development Bank, FSB	MN	$40,418	$33,598	$22,171	$ 5,144	$182	2.96%	0.52%	3.60%	61.71%	5.05%	1.71%
41	Native American Bank, National Association	CO	$99,068	$92,952	$70,119	$ 5,748	($6,518)	3.44%	-6.29%	-67.11%	130.95%	5.64%	4.25%
42	City National Bank of New Jersey	NJ	$473,342	$380,275	$278,672	$ 42,822	($258)	2.89%	-0.05%	-0.68%	69.53%	5.71%	0.56%
43	First American International Bank	NY	$643,720	$551,891	$516,315	$ 65,025	$1,280	4.27%	0.21%	2.03%	55.79%	5.85%	0.72%
44	Franklin National Bank of Minneapolis	MN	$129,450	$103,467	$100,503	$ 19,680	$951	4.91%	0.78%	5.56%	78.26%	6.29%	0.40%

#	Institution Name	State	Total Assets	Total Deposits	Total Loans & Leases	Total Equity	Net Income	Net Interest Margin	Return on Assets	Return on Equity	Efficiency Ratio	Noncurrent Loans/ Loans	NCOs/Avg Loans
45	The Community's Bank	CT	$46,621	$33,918	$28,399	$ 4,435	$138	3.17%	0.28%	3.07%	106.67%	6.62%	0.25%
46	Tri State Bank of Memphis	TN	$121,695	$99,214	$85,716	$ 17,732	($219)	4.47%	-0.17%	-1.30%	95.89%	7.14%	0.77%
47	Illinois-Service Federal Savings and Loan Association	IL	$147,508	$98,755	$55,181	$ 15,432	($197)	3.10%	-0.13%	-1.28%	105.28%	7.19%	0.03%
48	Legacy Bank	WI	$236,198	$207,309	$172,119	$ 22,102	($3,188)	3.64%	-1.39%	-13.56%	56.34%	7.55%	5.95%
49	Albina Community Bank	OR	$199,879	$166,207	$142,840	$ 11,571	($8,179)	2.83%	-3.73%	-56.40%	99.13%	7.63%	5.40%
50	Seaway Bank And Trust Company	IL	$385,715	$338,858	$194,082	$ 33,388	$1,919	3.18%	0.50%	5.52%	80.83%	9.10%	0.33%
51	South Carolina Community Bank	SC	$93,352	$86,297	$67,721	$ 6,534	($889)	3.37%	-0.98%	-12.91%	107.72%	9.12%	1.12%
52	Louisville Community Development Bank	KY	$32,139	$27,488	$12,337	$ 4,271	($615)	2.12%	-1.92%	-13.31%	116.12%	9.21%	4.59%
53	ShoreBank Pacific	WA	$206,330	$166,266	$111,136	$ 15,399	$23	3.16%	0.01%	0.14%	65.43%	9.22%	3.00%
54	United Bank of Philadelphia	PA	$68,317	$60,424	$47,587	$ 7,414	($473)	4.50%	-0.68%	-6.18%	101.35%	9.58%	0.19%
55	Inter National Bank	TX	$2,132,460	$1,715,645	$1,150,415	$ 404,672	$7,339	2.94%	0.36%	2.45%	52.26%	11.18%	1.38%
56	Second Federal Savings and Loan Association of Chicago	IL	$235,466	$172,735	$191,371	$ 17,331	($10,329)	3.06%	-4.07%	-49.31%	129.70%	11.34%	0.00%
57	The Union Bank	LA	$245,967	$222,045	$157,657	$ 18,447	($2,787)	3.31%	-1.09%	-13.85%	65.14%	11.50%	6.18%
58	New York National Bank	NY	$135,398	$118,265	$65,963	$ 13,347	($489)	4.01%	-0.35%	-4.06%	86.49%	12.29%	1.43%
59	Highland Community Bank	IL	$121,181	$102,849	$73,078	$ 11,703	$188	3.63%	0.16%	1.61%	84.02%	13.87%	1.91%
60	American Metro Bank	IL	$98,873	$84,662	$74,617	$ 6,317	($397)	2.44%	-0.41%	-6.15%	92.88%	15.27%	0.62%
61	ShoreBank	IL	$2,246,737	$1,603,248	$1,396,228	$ 36,284	($105,306)	1.93%	-4.12%	-78.77%	104.52%	22.62%	4.43%
62	Citizens Bank & Trust Company of Chicago	IL	$77,275	$74,519	$61,370	$ 2,361	($1,614)	2.47%	-1.99%	-42.12%	101.86%	30.42%	2.19%
	SUM		$17,317,790	$13,802,486	$11,462,821	$ 1,630,675	($115,546)						
	AVERAGE		$279,319	$222,621	$184,884	$ 26,301	($1,864)	3.64%	-0.65%	-6.27%	89.05%	5.65%	1.57%
	MEDIAN		$163,706	$136,718	$110,402	$ 16,598	$59	3.64%	0.02%	0.23%	83.14%	3.82%	1.05%
	MINIMUM		$11,187	$8,272	$8,046	$ 905	($105,306)	1.93%	-10.49%	-78.77%	37.37%	0.00%	0.00%
	MAXIMUM		$2,246,737	$1,715,645	$1,396,228	$ 404,672	$7,339	7.76%	3.78%	32.13%	235.41%	30.42%	6.18%

Source: 2008 Data as reported by the FDIC

Appendix E: Social Performance Measurement℠ Methodologies

NCIF has used the following three methodologies for measuring the social outputs and performance of the banking sector in the US.

A. *NCIF Social Performance Metrics℠*

In 2007, NCIF developed a methodology for identifying depository institutions with a community development mission. The resulting NCIF Social Performance Metrics initially utilized publicly available census data, branch location data and Home Mortgage Disclosure Act (HMDA) lending data to measure the social output and performance of banks and thrifts. Institutions that score highly on the metrics are those banks that are focusing on serving the needs of low- and moderate- income communities. The Social Performance Metrics provide a transparent measure of an institution's level of activity in these economically vulnerable neighborhoods, and NCIF utilizes this tool to highlight these institutions for additional investment and support. NCIF has mined the data on all 8000+ banks in the country for the last 14 years (since 1996) and is able to analyze institution level performance as of a certain year, over a period of time in the past and against customized peer groups.

NCIF has created a full suite of Social Performance Metrics that have already proven highly valuable to investors. For this presentation, we focus on the two Core Social Performance Metrics defined below. For more information on the NCIF Social Performance Metrics, please visit our website at www.ncif.org.

Core Metrics

a. ***Development Lending Intensity – Home Mortgage Disclosure Act (DLI-HMDA)***
The percentage of an institution's HMDA reported loan originations and purchases, in dollars, that are located in low- and moderate- income census tracts.

b. ***Development Deposit Intensity (DDI)***
The percentage of an institution's physical branch locations that are located in low- and moderate-income census tracts.

In addition to the housing focused DLI-HMDA, NCIF creates DLI – CRE, DLI – Agribusiness, DLI- Small Business etc based on reporting on all loan origination and purchase activity that is provided by CDFI banks. The addition of these DLI metrics allows stakeholders to comprehensively measure and communicate the impact of the banks. NCIF investee banks provide this information and many non-investees are also reporting to distinguish themselves from the rest.

B. *Development Impact of NCIF Investees*

Since 1998, NCIF has tracked the lending activities of the institutions within its portfolio in an attempt to measure the level of lending that is being directed towards low income areas and borrowers. By analyzing the entire loan portfolio, NCIF is able to communicate the total dollar volume of lending that is reaching the end-user: the borrowers that are located in low- and moderate- income communities and in creating the additional Development Lending Intensities defined above.

C. NCIF Model CDBI Framework

While the above tools utilize quantitative data, NCIF created the Model CDBI Framework to provide a qualitative reflection of an institution's mission orientation. The NCIF Model CDBI Framework examines an institution's market need, credit products and services, non-credit financial products and services, non-financial products and partnerships to ascertain whether or not the bank is providing the types of products and services that an economically distressed community needs. This final level of analysis communicates the innovative nature of CDFI banks, and shows investors the tangible products and services that are being provided to the community.

D. About the "Community Development Banking Institutions or CDBI" Designation

As of year end 2009, there were only 62 certified CDFI banks and approximately 210 minority banks out of a total of over 8,000 banks in the US. Given that over 30% of the census tracts in the United States are considered low- and moderate- income census tracts, it is to be expected that there be many more potential CDFI banks, that is banks that are working in these communities with the explicit or implicit mission of economic and community development. Consistent with the mission of the CDFI Fund, NCIF seeks to expand the asset class of certified CDFIs.

To aid in this effort, NCIF created the Social Performance Metrics℠ described above. There are over 350 banks in Quadrants 1 and over 1,200 banks in Quadrants 1-3. Given this, NCIF believes that there are over 300 other banks that 'walk, talk and look' like certified CDFIs but are not yet be certified. NCIF coined the term *Community Development Banking Institution or CDBI* to identify these banks from the rest.

DESIGNATED
COMMUNITY DEVELOPMENT
CDBI
BANKING INSTITUTION

The graphic below places these CDBIs in the mission-orientation spectrum.

Mainstream Banks

NCIF Designated CDBIs

CDFI Fund Certified CDFIs

E. Impact Analysis Going Forward – Social Performance Working Group

During 2009, NCIF convened a Social Performance Working Group composed of CEOs and senior staff from seven prominent CDFI banks throughout the country. The objective of the group is to finalize a format for impact reporting that builds on the work being done with the Social Performance Metrics, the Model CDBI Framework and other formats currently being used by CDBIs. By creating a standard reporting format that is useful to both institutions and funders, NCIF expects that CDFI banks will be better positioned to communicate their high level of impact to supporters throughout the country. This will result in increased investment in the sector and also an increase in the asset class of Community Development Banking Institutions (CDBIs) as designated by NCIF.

Appendix F: List of Certified CDFI Banks & Thrifts with Social Performance Metrics

Part 1: Sorted by DLI-HMDA (2008 HMDA Reporting Banks/Thrifts only)

#	Institution	State	DLI-HMDA	DDI
1	Citizens Savings Bank and Trust Company	TN	100.00%	75.00%
2	City First Bank of D.C., National Association	DC	95.61%	100.00%
3	Illinois-Service Federal Savings and Loan Association	IL	92.83%	100.00%
4	ShoreBank	IL	84.91%	78.57%
5	Legacy Bank	WI	83.03%	100.00%
6	Community Commerce Bank	CA	77.62%	33.33%
7	United Bank of Philadelphia	PA	75.94%	75.00%
8	Carver Federal Savings Bank	NY	74.42%	60.00%
9	Highland Community Bank	IL	73.65%	100.00%
10	Capitol City Bank & Trust Company	GA	72.76%	100.00%
11	Inter National Bank	TX	69.70%	60.00%
12	Industrial Bank	DC	68.39%	71.43%
13	Second Federal Savings and Loan Association of Chicago	IL	67.73%	100.00%
14	Pacific Global Bank	IL	67.48%	66.67%
15	Citizens Trust Bank	GA	67.14%	80.00%
16	Neighborhood National Bank	CA	66.58%	66.67%
17	Tri-State Bank of Memphis	TN	62.81%	100.00%
18	Broadway Federal Bank, F. S. B.	CA	62.72%	60.00%
19	Guaranty Bank and Trust Company	MS	62.37%	58.33%
20	South Carolina Community Bank	SC	60.92%	100.00%
21	City National Bank of New Jersey	NJ	60.33%	100.00%
22	The Union Bank	LA	58.98%	75.00%
23	First American International Bank	NY	54.34%	55.56%
24	Advance Bank	MD	53.61%	100.00%
25	Franklin National Bank of Minneapolis	MN	50.52%	100.00%
26	University National Bank	MN	49.83%	100.00%
27	International Bank of Chicago	IL	48.24%	75.00%
28	North Milwaukee State Bank	WI	46.88%	100.00%
29	OneUnited Bank	MA	46.06%	80.00%
30	Seaway Bank and Trust Company	IL	43.23%	100.00%
31	Citizens Bank and Trust Company of Chicago	IL	40.64%	0.00%
32	Liberty Bank and Trust Company	LA	39.88%	80.00%
33	Mechanics & Farmers Bank	NC	39.46%	75.00%
34	Central Bank of Kansas City	MO	37.99%	42.86%
35	American Metro Bank	IL	36.27%	66.67%
36	Landmark Community Bank	TN	33.16%	0.00%
37	Premier Bank	IL	32.87%	50.00%
38	The Harbor Bank of Maryland	MD	30.33%	71.43%
39	Park Midway Bank, National Association	MN	28.46%	50.00%
40	Southern Bancorp Bank	AR	27.38%	0.00%
41	Albina Community Bank	OR	25.68%	40.00%
42	First Independence Bank	MI	19.43%	80.00%
43	Mission Community Bank	CA	19.00%	75.00%
44	New York National Bank	NY	0.00%	100.00%

Note: Only 44 of the 62 certified CDFI banks as of December 31, 2008 reported their housing loan activity under HMDA

Appendix F: List of Certified CDFI Banks & Thrifts with Social Performance Metrics

Part 2: Sorted by DDI (2008 HMDA Non-Reporting Banks/Thrifts only)

#	Institution	State	DLI-HMDA	DDI
45	American State Bank	OK	NA	100.00%
46	Community Bank of the Bay	CA	NA	100.00%
47	Community Development Bank, FSB	MN	NA	100.00%
48	Covenant Bank	IL	NA	100.00%
49	Louisville Community Development Bank	KY	NA	100.00%
50	Native American Bank, National Association	CO	NA	100.00%
51	OneCalifornia Bank, FSB	CA	NA	100.00%
52	Security State Bank of Wewoka, Oklahoma	OK	NA	100.00%
53	The Community's Bank	CT	NA	100.00%
54	Bank of Cherokee County	OK	NA	66.67%
55	Pan American Bank	IL	NA	50.00%
56	The Carver State Bank	GA	NA	50.00%
57	Mission Valley Bank	CA	NA	33.33%
58	Fort Gibson State Bank	OK	NA	0.00%
59	Nuestro Banco	NC	NA	0.00%
60	ShoreBank, Pacific	WA	NA	0.00%
61	The First National Bank of Davis	OK	NA	0.00%
62	Community Capital Bank of Virginia	VA	NA	NA

Source: 2008 Data as reported by the HMDA

NCIF Mission Statement & Overview

The **National Community Investment Fund** (NCIF) invests private capital in, and facilitates knowledge transfer to, depository institutions that increase access to financial services in underserved communities.

NCIF was established in 1996 as a nonprofit, private equity fund that is managed by an independent Board of Trustees composed of bankers, private equity professionals and leading economic development experts. NCIF is advised by ShoreBank Corporation. It currently has assets of $150 million under management, including $128 million in New Markets Tax Credits. Since inception NCIF has invested in 45 community focused institutions throughout the country.

NCIF Lines of Business

"Equities with Exits" Investments

NCIF invests in the capital of Community Development Banking Institutions (CDBIs) as a patient investor. These institutions need to demonstrate sustainable, sound financial performance, a strong development impact in the communities they serve, and they must provide shareholder liquidity within a reasonable time frame. Additionally, NCIF makes seed fund loans, extends debt to banks and provides secondary capital to low-income credit unions.

New Markets Tax Credits

NCIF has a $128 million allocation of New Markets Tax Credits. NCIF uses this allocation to catalyze the flow of capital to low- and moderate- income communities and to assist CDBIs in garnering additional earning assets.

Facilitating Deposit Raising

NCIF encourages socially responsible investors to place deposits in CDBIs that are highly active in low income areas. By facilitating these new deposit investments, NCIF is stimulating additional lending capital to banks that will be provided to borrowers within economically vulnerable communities.

Social Performance Metrics^{SM} Methodology

NCIF created a methodology for identifying and promoting depository institutions whose mission is to serve the financial needs of residents, entrepreneurs, and businesses in low- and moderate- income communities. For more information about the metrics and to utilize our searchable database that includes summary financial and social performance data on all domestic banks, please see Appendix E and visit our website at www.ncif.org.

CDBI Exchange Network

This informal peer-to-peer network of CEOs, CFOs and other participants in the CDBI industry provides best practices in risk management, valuation, corporate governance and development impact analysis. NCIF's Annual Development Banking Conference is the centerpiece of its knowledge transfer initiatives.

Board of Trustees

Fund Advisor

ShoreBank Corporation (www.shorebankcorp.com)

WWW.NCIF.ORG

Saurabh Narain
Chief Fund Advisor
312.881.5826/ snarain@ncif.org

Joe Schmidt
Fund Advisor
312.881.5817/ jschmidt@ncif.org

NCIF NATIONAL COMMUNITY INVESTMENT FUND

2230 South Michigan Avenue, Suite 200 Chicago, Illinois 60616 **[T]** 312.881.5826 **[F]** 312.881.5801 **WWW.NCIF.ORG**