

## St. Louis Equal Housing and Community Reinvestment Alliance

c/o EHOC · 1027 S. Vandeventer Avenue, 6<sup>th</sup> floor · St. Louis, MO · 63110 · www.slehkra.org

### **Eagle Bank & Trust**

- Regulated by the FDIC
- Assets of \$829 million, which has been increasing over the last few years.
- Owned by Jefferson County Bancshares, Inc.
- Commercial lending focus.
- Satisfactory on last CRA evaluation in 2009. Evaluation notes bank's growth, low lending to low-income borrowers and geographies for HMDA and small business. Bank made 6 community development loans for \$5,545,000 total and 14 investments for \$3,672,000 total in exam period.
- Assessment Area: all of Jefferson County, Perry County, south St. Louis County, south St. Louis City, and recently added very small portion of O'Fallon and Florissant to include census tracts with senior centers.
- 12 full service branches in St. Louis area: No locations in low-income tracts, two locations in moderate-income tracts. One location in area with 24 percent black population and the rest are under 4 percent black population. Operates two limited service branches in O'Fallon and Florissant for residents of Delmar Gardens senior centers.

Name	Address	City	State	Zip	County	Census Tract*	Income Level*	% Black	% Hispanic
Chippewa	6725 Chippewa	St. Louis	MO	63109	St. Louis City	1031	Upper^ (previously Middle)	6.6	3.7
Brentwood	2521 Brentwood Blvd.	St. Louis	MO	63144	St. Louis	2174	Upper^ (previously Middle)	2.1	2.2
Manchester	14231 Manchester Rd.	Ballwin	MO	63011	St. Louis	2180.11	Upper	3.8	7.2
Kirkwood	1052 S Kirkwood Rd.	St. Louis	MO	63122	St. Louis	2210	Middle	24.4	3
S. Lindberg	5721 S Lindbergh Blvd.	St. Louis	MO	63123	St. Louis	2206.01	Middle^ (previously Upper)	1.4	1.5
Arnold	3944 Vogel Road	Arnold	MO	63010	Jefferson	7001.17	Middle	0.2	2.2
Cedar Hill	6710 Veterans Drive	Cedar Hill	MO	63016	Jefferson	7005.04	Middle	0.3	1.2
House Springs	4675 Gravois Road	House Springs	MO	63051	Jefferson	7003.02	Middle	0.4	1.7
Festus	680 S Mill Street	Festus	MO	63028	Jefferson	7009	Moderate	4.3	1.1
Hillsboro	10596 Highway 21	Hillsboro	MO	63050	Jefferson	7010	Middle	0.4	1.3
De Soto	#50 Jefferson Square	DeSoto	MO	63020	Jefferson	7012	Moderate	1.1	0.8
Perryville	14 N. Jackson Street	Perryville	MO	63775	Perry	4703	Middle	0.8	3.4
Garden Villas+	7092 S. Outer 364	O'Fallon	MO	63368	St. Charles	3111.52	Upper	2.6	1.5
Delmar Gardens+	4401 Parker Road	Florissant	MO	63033	St. Louis	2108.03	Moderate	56.1	0.8

+ Limited Services – only open to senior center residents. \*According to 2012 census designations on FFIEC, \*\* according to 2010 census demographics on American FactFinder, ^indicates a change in Income Designation from 2011.

### **HMDA**

- Serious concerns with lending to African-American borrowers. Only 8 loans to black borrowers in the last three years, out of 1820 total loan originations. Market penetration is 0.4 percent to African-Americans. Comparatively, the St. Louis aggregate lending originated 5 percent of loans to black borrowers.
- Lending to areas of high minority population is also below the aggregate levels, with 1.81 percent of loans originated to areas with over 50 percent minority population.
- Lending to low- and moderate-income borrowers represents 27 percent of loan originations in last three years, which is about the same as the aggregate lending.

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- Concerns with lending to low- and moderate- income census tracts. Only 5 loans originated to low-income census tract in last three years (representing 0.27 percent) and 182 loans (10 percent) to moderate-income census tracts. Lending to low-income tracts is far below the aggregate, while lending to moderate-income tracts is about the same.
- Overall, high origination rates with 89 percent of loans originated in the last three years. Only 5.78 percent of loans were denied in the last three years.
- High cost lending has been declining. In 2008 9.3 percent of loans were high cost, compared to 3.48 percent high cost loans in 2010.

<i>Borrower Characteristics</i>	APPLICATIONS							
	2010		2009		2008		Three Year Total	
	#	%	#	%	#	%	#	%
<b>Total</b>	629		826		587		2042	
White	581	92.37%	780	94.43%	532	90.63%	1893	92.70%
Black	0	0.00%	4	0.48%	4	0.68%	8	0.39%
Asian	7	1.11%	10	1.21%	7	1.19%	24	1.18%
Other	41	6.52%	32	3.87%	44	7.50%	117	5.73%
Hispanic	0	0.00%	5	0.61%	4	0.68%	9	0.44%

<i>Borrower characteristics</i>	ORIGINATIONS									
	2010		2009		2008		Three Year Total		St. Louis aggregate	2010 Census
	#	%	#	%	#	%	#	%	%	%
<b>Total</b>	558		737		525		1820			
White	519	93.01%	697	94.57%	474	90.29%	1690	92.86%	82.44%	72.98%
Black	0	0.00%	4	0.54%	4	0.76%	8	0.44%	4.94%	21.24%
Asian	5	0.90%	8	1.09%	5	0.95%	18	0.99%	1.68%	2.78%
Other	34	6.09%	28	3.80%	42	8.00%	104	5.71%	10.94%	3.0%
Hispanic	0	0.00%	5	0.68%	4	0.76%	9	0.49%	0.86%	2.60%

<i>Borrower Characteristics</i>	ORIGINATIONS									
	2010		2009		2008		Three Year Total		St. Louis aggregate	Demographics of AA (2000)
	#	%	#	%	#	%	#	%	%	% of families
<b>Total</b>	558		737		525		1820			
Low-Income	42	7.53%	65	8.82%	41	7.81%	148	8.13%	8.27%	15%
Moderate-Income	93	16.67%	150	20.35%	114	21.71%	357	19.62%	18.93%	17%
Middle-Income	149	26.70%	198	26.87%	157	29.90%	504	27.69%	22.92%	21%
Upper-Income	227	40.68%	268	36.36%	170	32.38%	665	36.54%	40.64%	47%
NA	47	8.42%	56	7.60%	43	8.19%	146	8.02%	9.24%	0%

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<i>Census tract characteristics</i>	ORIGINATIONS								
	2010		2009		2008		Three Year Total		St. Louis aggregate
	#	%	#	%	#	%	#	%	%
<b>Racial Composition</b>									
< 10% Minority	516	92.47%	641	86.97%	462	88.00%	1619	88.96%	67.94%
10-19% Minority	26	4.66%	59	8.01%	29	5.52%	114	6.26%	13.95%
20-49% Minority	11	1.97%	25	3.39%	18	3.43%	54	2.97%	9.91%
50-79% Minority	4	0.72%	10	1.36%	11	2.10%	25	1.37%	3.21%
80-100% Minority	1	0.18%	2	0.27%	5	0.95%	8	0.44%	1.95%
<b>Income characteristic</b>									
Low-Income	1	0.18%	2	0.27%	2	0.38%	5	0.27%	1.03%
Moderate-Income	47	8.42%	73	9.91%	62	11.81%	182	10.00%	10.16%
Middle-Income	364	65.23%	454	61.60%	335	63.81%	1153	63.35%	50.26%
Upper-Income	146	26.16%	208	28.22%	126	24.00%	480	26.37%	35.48%
NA	0	0.00%	0	0.00%	0	0.00%	0	0.00%	3.07%
<b>Total</b>	558		737		525		1820		

