

St. Louis Equal Housing and Community Reinvestment Alliance

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Peoples Bank & Trust

Peoples Bank & Trust started in 1924 as Peoples Bank of Hawk Point. In 1978, the bank opened their headquarters in Troy, MO and has since expanded to include seven branches and a bank-owned travel agency. Peoples Bank & Trust have over \$350 million in assets.¹

CRA Performance

The bank is scheduled for a CRA performance evaluation in the fourth quarter of 2009. They are regulated by the Federal Reserve Bank (FRB) and are considered an intermediate small bank. In their 2007 CRA evaluation, they received an overall Satisfactory rating with a Satisfactory rating in both lending and community development tests².

Locations

Peoples Bank & Trust operates seven branch locations in Troy, O'Fallon, Elsberry, Hawk Point, Winfield, and Bowling Green, Missouri. Of these seven total branches, 2 are located in moderate-income census tracts, and 5 are in middle-income census tracts³. They have eight additional ATMs located in Troy, Hawk Point, and Moscow Mills, Missouri. According to their website, they serve the residents of Lincoln, Pike and St. Charles County.⁴

The bank's Assessment Area in 2007, which are census tracts designated by the bank for their evaluation, includes 5 census tracts in Lincoln county and 17 census tracts in St. Charles county. Within this area, there are no low-income census tracts, one moderate-income census tract, 15 middle-income census tracts, and 6 upper-income census tracts⁵.

Home Mortgage Disclosure Act data

The Home Mortgage Disclosure Act (HMDA) provides publicly available information reported by the bank on residential loan data. This includes race, gender, and income characteristics of loan applicants. The following tables are results from Peoples Bank & Trust HMDA data from 2006 to 2008. Also included are percentages from 2006 to 2008 St. Louis aggregate HMDA data.

¹ About – Peoples Bank & Trust (www.pbtc.net)

² 2007 CRA report

³ 2000 US census data

⁴ Home - Peoples Bank & Trust (www.pbtc.net)

⁵ 2007 CRA report

Race and EthnicityTable 1: **Applications** by Race and Ethnicity of Borrower

	Total	White	Black	Hispanic	Asian	Other
Number of Loan Applications	824	781	8	1	1	34
Percentage of Loan Applications	100%	94.78%	0.97%	0.12%	0.12%	4.13%
St. Louis Aggregate Percentages	100%	66.86%	15.38%	1.07%	1.25%	16.5%

Table 2: **Originations** by Race and Ethnicity of Borrower

	Total	White	Black	Hispanic	Asian	Other
Number of Loan Originations	664	631	4	1	1	28
Percentage of Loan Originations	100%	95.03%	0.60%	0.15%	0.15%	4.22%
St. Louis Aggregate Percentages	100%	75.31%	10.26%	0.98%	1.35%	13.09%

Table 3: **Money in Originations** by Race and Ethnicity of Borrower

	Total	White	Black	Hispanic	Asian	Other
Amount of Money in Originations (in \$000s)	\$74,020	\$70,267	\$237	\$122	\$140	\$3,376
Percentage of Money in Originations	100%	94.93%	0.32%	0.16%	0.19%	4.56%
St. Louis Aggregate Percentages	100%	75.06%	7.58%	0.86%	1.76%	15.6%

Table 4: **Origination Rate** by Race and Ethnicity of Borrower

	Total	White	Black	Hispanic	Asian	Other
Origination Rate	80.58%	80.79%	50.00%	100%	100%	82.35%
St. Louis Aggregate	52.73%	59.39%	35.16%	48.55%	56.75%	41.82%

Table 4: **Denials** by Race and Ethnicity of Borrower

	Total	White	Black	Hispanic	Asian	Other
Number of Loan Denials	95	89	3	0	0	3
Percentage of Loan Denials	100%	93.68%	3.16%	0%	0%	3.16%
St. Louis Aggregate	100%	55.29%	24.91%	1.26%	1.02%	18.78%

Table 5: **Denial Rate** by Race and Ethnicity of Borrower

	Total	White	Black	Hispanic	Asian	Other
Denial Rates	11.53%	11.40%	37.50%	0%	0%	8.82%
St. Louis Aggregate	24.42%	20.19%	39.54%	28.75%	19.94%	27.79%

Racial Composition of Area

Uses percentage of minorities in census tract where property is located.

Table 6: **Originations** by Racial Composition of Area

	<10% minority	10-19% minority	20-49% minority	50-79% minority	>80% minority
Number of Originations	613	4	5	0	4
Percent of Originations	97.92%	0.64%	0.80%	0%	0.64%
St. Louis Aggregate	62.11%	13.61%	13.13%	5.81%	5.34%

Table 7: **Money in Originations** by Racial Composition of Area

	<10% minority	10-19% minority	20-49% minority	50-79% minority	>80% minority
Amount of Money in Originations (in \$000s)	\$68,165	\$253	\$248	0	\$261
Percentage of Money in Originations	98.84%	0.37%	0.41%	0%	0.38%
St. Louis Aggregate	65.84%	14.32%	11.93%	4.97%	2.93%

Income

Low-Income: less than 50% of MSA/MD median

Moderate-Income: 50-79% of MSA/MD median

Middle-Income: 80-119% of MSA/MD median

Upper-Income: 120% or more of MSA/MD median

Not Available: income characteristics not available

Table 8: **Originations** by Income of Borrowers

	Total	Low-Income	Moderate-Income	Middle-Income	Upper-Income	Not Available
Number of Originations	664	75	162	196	182	49
Percentage of Originations	100%	11.3%	24.40%	29.52%	27.41%	7.38%
St. Louis Aggregate	100%	9.93%	22.30%	25.40%	36.06%	6.31%

Table 9: **Money in Originations** by Income of Borrowers

	Total	Low-Income	Moderate-Income	Middle-Income	Upper-Income	Not Available
Amount of Money in Originations (in \$000s)	\$74,020	\$3,620	\$13,496	\$21,543	\$28,173	\$7,188
Percentage of Money in Originations	100%	4.89%	18.23%	29.10%	38.06%	9.71%
St. Louis Aggregate	100%	5.21%	15.64%	21.79%	48.06%	9.29%

Table 10: **Denials** by Income of Borrowers

	Total	Low-Income	Moderate-Income	Middle-Income	Upper-Income	Not Available
Number of Denials	95	26	31	22	11	5
Percentage of Denials	100%	27.37%	32.63%	23.16%	11.58%	5.26%
St. Louis Aggregate	100%	20.28%	27.94%	25.14%	23.67%	2.97%