

St. Louis Equal Housing and Community Reinvestment Alliance

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

Bank of Washington

200 W. Main Street

P.O. Box 377

Washington, MO 63090

- \$773,547,000 in assets, as of June 2010
- Owned by Diamond Bancorp Inc., of Washington, MO, and is affiliated with Citizens National Bank of Greater St. Louis.
- Diamond Bancorp, Inc. received \$20.4 million in TARP funding in May 2009.
- Lending focus is on businesses and home mortgages.
- Nearly 20% of lending is for one-to-four family residential lending.
- Regulated by the FDIC as an Intermediate Small Bank.
- CRA examination in 2007 received Satisfactory ratings on lending and community development.
 - Lending to low- and moderate- income borrowers within AA is said to be commensurate with the demographic percentages and aggregate lending and is considered reasonable.
 - States the bank made 7 community development loans for \$14 million and 24 investments for \$648,000. As of June 2007, 3.03% of loans were community development loans. Community development investments were 0.12% of total assets.
- Assessment Area: 10 census tracts of Franklin County and 1 in Warren County. All are middle-income. According to the 2000 Census, the population of the AA consists of 16% low-income families, 20% of moderate-income families, 28% of middle-income families, and 36% of upper-income families (table in bank's last CRA exam).

Branch Locations

Address	City, State	Zip	County	Census Tract	Income Designation	% Minority
200 W. Main Street	Washington, MO	63090	Franklin	8003	Middle	2.24
1 E. 14th Street	Washington, MO	63090	Franklin	8002.01	Middle	2.94
2073 Washington Crossing	Washington, MO	63090	Franklin	8002.02	Middle	2.24
2687 Highway 100	Gray Summit, MO	63039	Franklin	8001	Middle	3.01
2629 E. Fifth Street	Washington, MO	63090	Franklin	8002.01	Middle	2.94
3333 Highway 100	Villa Ridge, MO	63089	Franklin	8001	Middle	3.01

HMDA

- Over last three years, about 50% of lending for home purchase, 41% for refinancing, and about 8% for home improvement.
- Most of lending is in Franklin County (58.48%). St. Louis County received about 20% of loans within last three years and the City of St. Louis received about 6%, both of which are not included in Assessment Area. Warren County received 4.85% of loans, with only one census tract in assessment area.
- Low lending to minorities: Less than 1% of loans originated to African Americans, which was only in 2008. 0.25% originated to Hispanic borrowers, and 0.13% to Asian borrowers.
- Only denied one African American borrower. Originated all other minority applications.
- About 30% of lending is to borrowers not reporting race or income characteristics.
- 8.76% originated to low-income borrowers, and 16.01% to moderate-income borrowers over last three years.

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- Only 2.14% of loans originated for properties located in low-income census tracts. 15% originated to moderate-income census tracts. Lending mostly to middle-income census tracts, which are the only tracts in the assessment area.
- 11.85% of originations to properties located in predominately minority areas (with 50% or higher minority population).

Originations by Race and Ethnicity of Borrower

	2009		2008		2007		three year total		Compared to Franklin County (07-09)
	#	%	#	%	#	%	#	%	%
Total	740		431		416		1587		
Race/Ethnicity									
White	488	65.95%	269	62.41%	335	80.53%	1092	68.81%	89.15%
Black	0	0.00%	14	3.25%	0	0.00%	14	0.88%	0.34%
Asian	2	0.27%	0	0.00%	0	0.00%	2	0.13%	0.22%
Other	250	33.78%	148	34.34%	81	19.47%	479	30.18%	10.30%
Hispanic	1	0.14%	0	0.00%	3	0.72%	4	0.25%	0.65%

Originations by Income Characteristics of Borrower

	2009		2008		2007		three year total		Compared to Franklin County (07-09)
	#	%	#	%	#	%	#	%	%
Income Characteristic									
Low – Income	62	8.38%	23	5.34%	54	12.98%	139	8.76%	11.55%
Moderate – Income	120	16.22%	57	13.23%	77	18.51%	254	16.01%	23.60%
Middle – Income	128	17.30%	81	18.79%	120	28.85%	329	20.73%	26.25%
Upper – Income	189	25.54%	123	28.54%	87	20.91%	399	25.14%	28.49%
Income Not Reported	241	32.57%	147	34.11%	78	18.75%	466	29.36%	10.11%

Racial Composition of Property Location

<i>Census tract characteristics</i>	2009		2008		2007		three year total	
racial composition	#	%	#	%	#	%		
< 10% Minority	549	74.19%	322	74.71%	354	85.10%	1225	77.19%
10-19% Minority	14	1.89%	14	3.25%	18	4.33%	46	2.90%
20-49% Minority	81	10.95%	28	6.50%	18	4.33%	127	8.00%
50-79% Minority	53	7.16%	42	9.74%	16	3.85%	111	6.99%
80-100% Minority	43	5.81%	24	5.57%	10	2.40%	77	4.85%

Income Characteristic of Property Location

	2009		2008		2007		three year total	
	#	%	#	%	#	%	#	%
Income characteristic								
Low – Income	3	0.41%	19	4.41%	12	2.88%	34	2.14%
Moderate – Income	134	18.11%	68	15.78%	36	8.65%	238	15.00%
Middle – Income	563	76.08%	310	71.93%	338	81.25%	1211	76.31%

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Upper – Income	40	5.41%	33	7.66%	30	7.21%	103	6.49%
NA	0	0.00%	1	0.23%	0	0.00%	1	0.06%

Demographics of Assessment Area:

According to Census 2000, the bank's assessment area population consists of 1.10% African-American, 0.24% Asian, and 0.74% Hispanic.