

**Yampa Valley Bank
Community Reinvestment Act Assessment Area
Performance Context 2024**

Yampa Valley Bank is a truly locally owned bank serving the people of Routt, Moffat and Rio Blanco Counties, with two offices located in Steamboat Springs and Craig, CO. Initially founded as First National Bank of Steamboat Springs, the bank opened its doors for business in March 2000 as the only locally owned bank. Five years later the first branch location was opened in Craig, Colorado, operating as Moffat County National Bank. First National Bank of Steamboat Springs converted from a National Bank to a State-Chartered Bank in August 2008, and brought both locations under one name – Yampa Valley Bank. Most of the original organizing member remain owners/directors, fulfilling the initial intent to ‘...put the community first and strive to exceed our customers’ expectation of a locally owned bank...’ as stated in the company’s mission statement.

The delineated assessment area of Routt County includes the following census tracts:

Routt County Statistics

Tract Code	Tract Income Level	Distressed or Under-served Tract	Tract Median Family Income %	2023 FFIEC Est. MSA/MD non-MSA/MD Median Family Income	2023 Est. Tract Median Family Income	2020 Tract Median Family Income	Tract Population	Tract Minority %	Minority Population	Owner Occupied Units	1- to 4-Family Units
0001.00	Middle	No	109.13	\$90,900	\$99,199	\$79,000	2122	7.96	169	760	1485
0002.00	Upper	No	144.94	\$90,900	\$131,750	\$104,926	2026	16.78	340	635	900
0003.00	Upper	No	129.50	\$90,900	\$117,716	\$93,750	2319	12.46	289	780	1445
0004.00	Upper	No	122.21	\$90,900	\$111,089	\$88,472	3960	26.62	1054	1069	1506
0005.00	Upper	No	147.46	\$90,900	\$134,041	\$106,750	4026	10.83	436	919	1666
0006.00	Upper	No	156.06	\$90,900	\$141,859	\$112,973	3412	13.80	471	964	1347
0007.01	Upper	No	133.13	\$90,900	\$121,015	\$96,375	2169	13.42	291	726	1008
0007.02	Middle	No	95.96	\$90,900	\$87,228	\$69,468	1561	16.72	261	359	662
0007.03	Upper	No	256.39	\$90,900	\$233,059	\$185,607	1190	7.31	87	516	1011
0008.00	Upper	No	121.56	\$90,900	\$110,498	\$88,000	2044	9.25	189	805	1401
9999.99	Upper	No	132.05	\$90,900	\$120,033	\$95,594	24829	14.45	3587	7533	12431

The Steamboat Springs branch is located in Routt County. Routt County is one of the 64 counties in Colorado. As of the 2020 census, the population of Routt County was 24,829*. The most populous municipality in the county and the county seat is Steamboat Springs. Routt County comprises the Steamboat Springs, CO Micropolitan Statistical Area.

Moffat County Statistics

Tract Code	Tract Income Level	Distressed or Under-served Tract	Tract Median Family Income %	2023 FFIEC Est. MSA/MD non-MSA/MD Median Family Income	2023 Est. Tract Median Family Income	2020 Tract Median Family Income	Tract Population	Tract Minority %	Minority Population	Owner Occupied Units	1- to 4-Family Units
0003.00	Upper	No	127.08	\$90,900	\$115,516	\$92,000	3173	14.18	450	862	1177
0004.00	Middle	No	94.42	\$90,900	\$85,828	\$68,352	4460	29.22	1303	997	1487
0005.00	Middle	No	83.83	\$90,900	\$76,201	\$60,685	4183	24.96	1044	1130	1926
0006.00	Middle	No	103.95	\$90,900	\$94,491	\$75,250	1476	12.33	182	345	867
9999.99	Middle	No	99.21	\$90,900	\$90,182	\$71,823	13292	22.41	2979	3334	5457

The Craig branch is located in Moffat County. Moffat County is one of the 64 counties in Colorado. As of the 2020 census, the population of Moffat County was 13,292*. The most populous municipality in the county and the county seat is Craig. Moffat County comprises the Craig, CO Micropolitan Statistical Area, which is also included in the Steamboat Springs-Craig-C) Combined Statistical Area.

Rio Blanco County Statistics

Tract Code	Tract Income Level	Distressed or Under-served Tract	Tract Median Family Income %	2023 FFIEC Est. MSA/MD non-MSA/MD Median Family Income	2023 Est. Tract Median Family Income	2020 Tract Median Family Income	Tract Population	Tract Minority %	Minority Population	Owner Occupied Units	1- to 4-Family Units
9511.00	Middle	Yes*	105.57	\$90,900	\$95,963	\$76,429	3840	15.10	580	1020	1440
9512.00	Middle	Yes*	109.76	\$90,900	\$99,772	\$79,457	2689	16.36	440	1020	1440
9999.99	Middle	No	109.31	\$90,900	\$99,363	\$79,130	6529	15.62	1020	1020	1440

The Craig branch also services Rio Blanco County. Rio Blanco County is one of the 64 counties in Colorado. As of the 2020 census, the population of Rio Blanco County was 6,531*. The county seat is Meeker, CO.

Strategic Plan For Growth

The Bank will strive to first service the loan needs of individuals and businesses within its primary trade area, which is considered to be Routt, Moffat and Rio Blanco Counties of Colorado and southern Carbon County of Wyoming. As funds are available and opportunities arise, loan needs may be met in secondary trade areas and/or out-of-area. Loan officers should first strive to serve loan requests to:

- A. Residents within the Bank's primary trade area
- B. Businesses which are either located in or have operations within the primary trade area
- C. Borrowers whose collateral is located within the Bank's primary trade area
- D. Individuals or projects that will have a positive impact on the general welfare of the Bank's primary trade area.

Loans outside the Bank's trade area and, in certain situations, loans outside the state, also have merit and may be granted. However, out-of-area loans should not take funding precedence over the credit needs of our community."

Penetration Constraints and Opportunities in Routt County

There are virtually no market penetration restraints in Routt County. We serve all of Routt County and have for over 20 years with our branch located in Steamboat Springs. Market penetration is only affected by the level of demand for loans. The ability to provide other banking products is somewhat prohibitive due to the moderate distances some customers may have to travel for our banking services from outlying areas. However, with our on-line banking products, remote deposit capture and mobile banking, this inconvenience is being overcome. Loan Officers regularly travel to outlying areas to market loan products as well as serve existing customer's loan needs.

Opportunities to provide updated banking services and products are reviewed on a regular basis. The bank has implemented certain electronic banking services that could allow outlying areas better access to our products. There are strong indications that the economy in the area is improving and the bank has already seen strong growth. With this growth, the bank will see continued opportunities to provide services to new customers moving into the area in all areas of banking.

Penetration Constraints and Opportunities in Moffat and Rio Blanco Counties

The Craig branch of Yampa Valley Bank primarily focuses on the trade area of Craig, CO and Meeker, CO and the surrounding agricultural areas. The market penetration is only affected by the level of demand for loans. The convenience of bank depository relationship has become less of a factor due to more ACH transactions and debit cards being a routine part of both business and personal account activity. Remote capture and mobile banking also add to the convenience of banking with Yampa Valley Bank, especially in Rio Blanco County. This area also has strong ties to the coal and oil industries. Depending on future government restrictions or initiatives, this could affect the growth and/or demand for loans going forward.