

2014 Community Banking in the 21st Century Survey

As part of the 2014 Community Banking in the 21st Century conference, the Conference of State Bank Supervisors (CSBS) fielded a survey of community banks across the nation. The analysis of the survey that was presented at the conference can be found [here](#).

This page presents the raw observations from the survey, so researchers have the ability to customize the analysis for their own purposes.

To preserve the anonymity of the respondents, most of the demographic variables (other than the state) have been deleted. The deleted fields include the number of states in the respondent's market, charter type, the title of the individual filling out the survey, ownership structure, urban vs. rural status, asset size, HMDA reporter status, and number of branches. In addition, any information in the narrative responses that might be used to identify respondents has been redacted.

The survey responses are presented in two formats: as a SAS dataset and as an Excel spreadsheet. The variable names in the SAS dataset are the same as the column headings in the Excel spreadsheet.

In the Excel spreadsheet, the answers are spelled out in words, where appropriate. In contrast, to facilitate easier mathematical operations, the SAS dataset presents answers as 1 for yes and 0 for no. For example, if a respondent engages in commercial real estate lending, its entry in the "business_line_1" column in Excel is "Commercial real estate (CRE) lending" and blank, otherwise. In the SAS dataset, the respondent's value for the variable "business_line_1" is 1, and 0, otherwise.

The program "survey_formats_2014.sas" creates custom SAS formats that can be used to facilitate the interpretation of the variable values in SAS output.

The names variable names in both formats are as follows:

- Observation number—useful in matching the Excel data to the SAS data (obsnum)
- State FIPS code—useful for matching with external datasets (state_fips)
- Abbreviated state name (state_abbr_nm)
- Headquarters state. (state_nm)
- State number assigned by the survey software—different from the FIPS code (state_survey_num)
- Which of the following do you consider to be your primary lines of business? (business_line_1 - business_line_15)
- Please describe "other" business line. (business_line_description)
- How do you anticipate the competition you face from other financial institutions changing in the next year? (competition_change)
- From which of the following do you anticipate seeing a change in competition in the next year? Please select all that apply. (competiton_source_1 - competition_source_5)
- Please describe "other" source of competition. (competition_source_description)
- Why do you say that about the change in competition? (competition_change_description)
- Does your bank make 1-4 family residential mortgage loans and hold at least a portion of them in portfolio? (mortgage_lending)
- Will you make non-Qualified Mortgage loans in 2014? (qm_2014)
- In comparison to 2013, how do you see the dollar value of your 1-4 family residential mortgage loan portfolio changing in 2014? (mortgage_change)
- Why do you anticipate a change in mortgage activity? (mortgage_change_reason)
- As of December 31, 2013, what share of the dollar value of total loans held in your portfolio was comprised of 1-4 family mortgage loans? (mortgage_share)

- What percentage of the above mortgages that would NOT have qualified under the “Ability to Repay” (ATR) underwriting standard? (non_atr_share)
- What were the reasons why these mortgages would NOT have met the “Ability to Repay” underwriting standard? Please select all that apply. (non_atr_reason_1 – non_atr_reason_9)
- Please describe “other” reason for noncompliance with “Ability to Repay.” (non_atr_reason_description)
- What was the PRIMARY reason why these mortgages would NOT have met the “Ability to Repay” underwriting standard? (non_atr_reason_primary)
- What percentage would NOT have qualified under the “Qualified Mortgage” (QM) standard? (non_qm_share)
- What percentage would not have qualified under QM that were originated in 2013? (non_qm_originated_2013)
- Reasons why borrower would not have qualified under QM. Please select all that apply. (non_qm_reason_1 – non_qm_reason_9)
- Please describe “other” reason for noncompliance with “Qualified Mortgage.” (non_qm_reason_description)
- PRIMARY reasons why borrower would not have qualified under QM. (non_qm_reason_primary)
- Is your institution eligible to make rural, balloon-payment Qualified Mortgages in 2014? (balloon_loans)
- Do you plan to offer balloon mortgages during the exemption period? (balloon_exemption_period)
- Which of the following products or services do you currently offer? Please select all that apply. (products_1 – products_21)
- Are you exiting or substantially limiting any products in the next three years? (exiting_any)
- Which of the following products or services do you plan to exit or substantially limit? Please select all that apply. (exiting_1 – exiting_20)
- What are the primary reasons you plan to exit these products? (exiting_reason)
- Which of these products do you plan to start offering in the next three years? (entering_1 – entering_21)
- What are the primary reasons you plan to enter these products? (entering_reason)
- What were your estimated technology expenses in 2013 as a percentage of total assets? (technology_expense)
- From 2011 to 2013, have your overall compliance costs increased, decreased, or remained the same? (comp_cost_change)
- By approximately what percent have your overall compliance costs increased over the past three years? (comp_cost_change_pct)
- Which of the following have directly or indirectly contributed to increased compliance costs? Please select all that apply. (comp_increase_source_1 – comp_increase_source_8)
- Please describe “other” source of increased compliance costs. (comp_increase_source_description)
- Which of the following has contributed the MOST to increased compliance costs? (comp_increase_source_primary)
- If your overall compliance costs have decreased, then by approximately what percentage? (comp_decrease_pct)
- What is the primary way in which you were able to lower compliance costs? (comp_decrease_reason_primary)
- Have you received and seriously considered accepting an acquisition offer in the last 12 months? (offer_to_sell_received)
- What is the primary reason you considered accepting the acquisition offer? (reason_to_consider_selling)
- Have you made an offer to a target institution in the last 12 months? (offer_to_buy)
- Do you expect to make an offer to a target institution in next 12 months? (expected_offer_to_buy)
- Will you participate in a longitudinal study? (longitudinal_study)

Technical questions regarding the use of these datasets can be directed to Andy.Meyer@stls.frb.org.