

PUBLIC DISCLOSURE

June 15, 2026

COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION

**Charles River Bank
Certificate Number: 26602**

70 Main Street
Medway, MA 02053

Division of Banks
One Federal Street, Suite 710
Boston, MA 02110

This document is an evaluation of this institution's record of meeting the credit needs of its entire community, including low- and moderate-income neighborhoods, consistent with safe and sound operation of the institution. This evaluation is not, nor should it be construed as, an assessment of the financial condition of this institution. The rating assigned to this institution does not represent an analysis, conclusion, or opinion of the Division of Banks concerning the safety and soundness of this financial institution.

TABLE OF CONTENTS

INSTITUTION RATING	1
SCOPE OF EVALUATION	2
DESCRIPTION OF INSTITUTION	3
DESCRIPTION OF ASSESSMENT AREA	4
CONCLUSIONS ON PERFORMANCE CRITERIA.....	7
SMALL BANK PERFORMANCE CRITERIA	11
PERFORMANCE EVALUATION DISCLOSURE GUIDE.....	13
GLOSSARY	14

This document is an evaluation of the Community Reinvestment Act (CRA) performance of **Charles River Bank (bank)** prepared by the Massachusetts Division of Banks (Division), the institution's supervisory agency as of **June 15, 2026**. The Division rates the CRA performance of an institution consistent with the provisions set forth in Massachusetts Regulation 209 CMR 46.00.

INSTITUTION RATING

INSTITUTION'S CRA RATING: This institution is rated **Satisfactory**.

An institution in this group has a satisfactory record of helping to meet the credit needs of its assessment area, including low- and moderate-income neighborhoods, in a manner consistent with its resources and capabilities.

The Lending Test is rated Satisfactory.

- The loan-to-deposit ratio is reasonable given the institution's size, financial condition, and assessment area needs.
- The bank originated a majority of its home mortgage loans by number within its assessment area.
- The geographic distribution of loans reflects adequate dispersion throughout the assessment area.
- The distribution of borrowers reflects adequate penetration among individuals of different income levels.
- The bank did not receive any CRA related complaints during the evaluation period; therefore, this factor did not affect the Lending Test rating.
- The bank has a reasonable record relative to its fair lending policies and procedures.

SCOPE OF EVALUATION

General Information

This evaluation covers the period from the prior evaluation dated December 6, 2021, to the current evaluation dated June 15, 2026. Examiners used the Federal Financial Institutions Examination Council (FFIEC) Interagency Small Institution Examination Procedures to evaluate the institution's performance. These procedures include one test, the CRA Small Bank Lending Test.

The Lending Test evaluates the bank's record of helping to meet the credit needs of its assessment area by considering the following criteria:

- Loan-to-Deposit (LTD) ratio
- Assessment Area Concentration
- Geographic Distribution
- Borrower Profile
- Response to CRA related complaints and fair lending policies and procedures

Activities Reviewed

Examiners determined the major product line was home mortgage loans, considering the bank's business strategy and the number and dollar volume of loans originated during the evaluation period.

Examiners reviewed home mortgage loans reported on the bank's 2024 and 2025 Home Mortgage Disclosure Act (HMDA) Loan Application Registers (LARs). The bank reported 37 home mortgage loans totaling \$12.1 million in 2024, and 35 home mortgage loans totaling \$25.2 million in 2025.

The 2020 U.S. Census data provided a standard of comparison for home mortgage loans in each respective year. Examiners compared the bank's performance to 2024 and 2025 demographic and aggregate data.

For the Lending Test, examiners reviewed the number and dollar volume of home mortgages loans. While the tables throughout this evaluation include both the number and dollar volume of loans, examiners emphasized bank performance by number of loans, as this better indicates the number of individuals served.

DESCRIPTION OF INSTITUTION

Background

Charles River Bank is a state-chartered co-operative bank headquartered in Medway, Massachusetts and established in 1915. The bank maintains its subsidiary with MECOBA Properties and MECOBA Securities Corp. The bank received a “Satisfactory” rating at its previous Division of Banks CRA Performance Evaluation dated December 6, 2021.

Operations

The bank’s main office and branch location is 70 Main Street in Medway, Massachusetts. The bank maintains two additional full-service branch locations, located in Bellingham and Mendon. The main branch and the Mendon branch are located in upper-income tracts, and the Bellingham branch is located in a middle-income tract. Hours and operations are consistent at each of these branches, from 8:30am to 4:00pm Monday through Friday, and 9:00am to 1:00pm on Saturday.

The bank also operates a limited-service branch at Medway High School which is primarily utilized to provide financial education services and serves as a training facility for the students. This branch has limited hours of Wednesdays from 10:30am to 12:00pm and only when school is in session. The bank has not opened or closed any branches since the previous examination.

The bank offers a variety of loan products, including home mortgage, commercial, auto, and consumer loans, Mass Save HEAT Loans, along with a range of deposit services including checking and savings options for personal and business purposes. Customers have access to financial services through the bank’s online and mobile banking, and can apply for loans, open new accounts, and make loan payments or deposit transactions. The bank is also a member of the SUM and MoneyPass ATM networks, allowing customers to conduct surcharge-free ATM transactions at more than 30,000 participating ATMs.

Ability and Capacity

The bank’s assets totaled approximately \$330.1 million as of March 31, 2026, including total loans of approximately \$233.1 million and total deposits of \$306.6 million. Residential loans represent the primary credit product with approximately 65.6 percent of the loan portfolio, followed by commercial loans at 30.9 percent. Please see the following table for further details regarding the loan portfolio.

Loan Portfolio Distribution as of 3/31/2026		
Loan Category	\$(000s)	%
Construction, Land Development, and Other Land Loans	14,071	6.0
Secured by Farmland	553	0.2
Secured by 1-4 Family Residential Properties	124,646	53.1
Secured by Multifamily (5 or more) Residential Properties	14,658	6.3
Total Residential Real Estate Loans	153,928	65.6
Secured by Nonfarm Nonresidential Properties	63,447	27.0
Commercial and Industrial Loans	9,080	3.9
Total Commercial Loans	72,527	30.9
Agricultural Loans	0	0.0
Consumer Loans	8,116	3.5
Other Loans	12	0.0
Total Loans	234,583	100.0
<i>Source: Reports of Condition and Income</i>		

DESCRIPTION OF ASSESSMENT AREA

The CRA requires each financial institution to define one or more assessment areas within which its CRA performance will be evaluated. The bank designated a single assessment area within the Worcester, MA Metropolitan Statistical Area (MSA); the Cambridge-Newton-Framingham, MA MSA; and the Boston, MA MSA. The assessment area includes 14 municipalities located in portions of Middlesex, Norfolk, and Worcester Counties in Massachusetts and does not extend substantially beyond the applicable MSAs. The cities and towns in the assessment area are Bellingham, Blackstone, Franklin, Holliston, Hopedale, Medway, Mendon, Milford, Millis, Millville, Norfolk, Northbridge, Upton, and Uxbridge. The assessment area has not changed since the previous evaluation.

The following sections provide demographic and economic information for the assessment area.

Economic and Demographic Data

The bank's assessment area includes 39 census tracts. The assessment area contains the following income designations:

- 1 moderate-income tract,
- 22 middle-income tracts, and
- 16 upper income tracts

The assessment area contains no low-income census tracts. The single moderate-income census tract is located in Milford.

The following table illustrates select demographic characteristics of the assessment area.

Demographic Information of the Assessment Area						
Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #	NA* % of #
Geographies (Census Tracts)	39	0.0	2.6	56.4	41.0	0.0
Population by Geography	191,942	0.0	2.3	50.2	47.5	0.0
Housing Units by Geography	73,204	0.0	2.4	53.0	44.6	0.0
Owner-Occupied Units by Geography	56,082	0.0	0.8	48.6	50.5	0.0
Occupied Rental Units by Geography	14,108	0.0	8.0	69.1	22.9	0.0
Vacant Units by Geography	3,014	0.0	5.2	58.8	36.0	0.0
Businesses by Geography	20,154	0.0	4.9	49.8	45.3	0.0
Farms by Geography	686	0.0	1.2	42.1	56.7	0.0
Family Distribution by Income Level	51,469	13.7	13.7	22.3	50.2	0.0
Household Distribution by Income Level	70,190	17.7	12.3	15.7	54.4	0.0
Median Family Income MSA - 14454 Boston, MA		\$112,607	Median Housing Value			\$387,105
Median Family Income MSA - 15764 Cambridge-Newton-Framingham, MA		\$121,481	Median Gross Rent			\$1,204
Median Family Income MSA - 49340 Worcester, MA MSA		\$99,320	Families Below Poverty Level			3.2%
Source: 2020 ACS, 2025 D&B Data, and FFIEC Estimated Median Family Income						

There are 73,204 housing units in the area. Owner-occupied housing units account for 76.6 percent of the housing stock, rental units account for 19.3 percent of the housing stock, and the remaining 4.1 percent of units are vacant. Within the bank's assessment area, the one moderate-income tract accounts for less than 1.0 percent of owner-occupied housing units. Additionally, HMDA public information reflected that the average loan originated for 1-4 family purchase loans was \$488,248 in 2024 and increased to \$501,255 in 2025. This reflects an increase in home prices even in the last year. These combining factors **indicate** extremely limited opportunities for institutions to make home mortgage loans in that geography.

The FFIEC Median Family Income level is used to analyze home mortgage loans under the Borrower Profile criterion. The following table displays the low-, moderate-, middle-, and upper income categories for each year during the review period.

Median Family Income Ranges				
Median Family Incomes	Low <50%	Moderate 50% to <80%	Middle 80% to <120%	Upper ≥120%
Boston, MA Median Family Income (14454)				
2024 (\$136,200)	<\$68,100	\$68,100 to <\$108,960	\$108,960 to <\$163,440	≥\$163,440
2025 (\$150,200)	<\$75,100	\$75,100 to <\$120,160	\$120,160 to <\$180,240	≥\$180,240
Cambridge-Newton-Framingham, MA Median Family Income (15764)				
2024 (\$146,600)	<\$73,300	\$73,300 to <\$117,280	\$117,280 to <\$175,920	≥\$175,920
2025 (\$155,300)	<\$77,650	\$77,650 to <\$124,240	\$124,240 to <\$186,360	≥\$186,360
Worcester, MA MSA Median Family Income (49340)				
2024 (\$114,100)	<\$57,050	\$57,050 to <\$91,280	\$91,280 to <\$136,920	≥\$136,920
2025 (\$122,700)	<\$61,350	\$61,350 to <\$98,160	\$98,160 to <\$147,240	≥\$147,240
<i>Source: FFIEC</i>				

Data obtained from the U.S. Bureau of Labor Statistics indicates that the 2025 annual average unemployment rate was 4.7 percent statewide, 4.1 percent in Middlesex and Norfolk County, and 4.6 percent in Worcester County.

Competition

The assessment area is competitive for home mortgage loans among banks, credit unions and non-depository lenders in the area. In 2024, 301 lenders reported 4,869 originated or purchased residential mortgage loans. The bank ranked 45th in this group, with a 0.5 percent market share by number. In 2025, 332 lenders originated or purchased 5,721 residential mortgage loans in the assessment area, the bank ranked 55th. In both years, the top-ranked institutions were primarily large national banks and mortgage companies.

Community Contact

As part of the evaluation process, examiners contact third parties active in the assessment area to help assess credit and community development needs. The information obtained helps to determine whether local financial institutions are responsive to these needs and shows what credit and community development opportunities, if any, are available.

Examiners met with an organization that serves the MetroWest area of Massachusetts and supports economic development through advocacy, technical assistance, business referrals, and connections to local, state, and federal resources. The organization works with small and large businesses to assist in identifying growth opportunities, accessing public resources, addressing infrastructure or regulatory concerns, and connecting the business owners with government partners.

The contact noted that Massachusetts offers many programs, particularly for small businesses; however, knowledge or awareness remains a challenge due to the volume and complexity of available resources. Financial institutions could have a greater impact by expanding outreach and financial education, especially regarding small business assistance programs as well as resources that may benefit low- and moderate-income communities. Additionally, housing affordability was noted as a concern, particularly given the area's high-value single-family housing stock.

Credit and Community Development Needs and Opportunities

Examiners identified the primary credit needs of the assessment area based on demographic and economic information, discussions with management, and conversations with the community contact. Examiners determined the primary credit needs of the community to be financial education and affordable housing.

CONCLUSIONS ON PERFORMANCE CRITERIA

LENDING TEST

The bank's overall Lending Test performance is rated Satisfactory. The sections below discuss the bank's performance under each criterion.

Loan-to-Deposit Ratio

The bank's average LTD ratio is reasonable given the institution's size, financial condition, and assessment area credit needs. The bank's LTD ratio, calculated from Call Report data, averaged 73.4 percent over the past 18 calendar quarters from December 31, 2021, to March 31, 2026. The ratio ranged from a low of 65.8 percent as of December 31, 2021, to a high of 78.1 percent as of June 30, 2025. Examiners selected three similarly situated institutions (SSI) based on asset size, geographic location, and lending focus. The bank's average net LTD ratio ranked above one SSI, and below two others.

Loan-to-Deposit Ratio Comparison		
Bank	Total Assets as of 3/31/2026 (\$000s)	Average Net LTD Ratio (%)
Wrentham Co-operative Bank	195,037	65.2
Charles River Bank	330,099	73.4
North Brookfield Savings Bank	439,941	75.9
Dean Co-operative Bank	493,257	78.0
<i>Source: Reports of Condition and Income 12/31/2021-3/31/2026</i>		

Assessment Area Concentration

The bank made a majority of home mortgage loans by number within its assessment area. See the following table for details.

Lending Inside and Outside of the Assessment Area										
Loan Category	Number of Loans				Total #	Dollar Amount of Loans				Total
	Inside		Outside			Inside		Outside		
	#	%	#	%		\$ (000s)	%	\$(000s)	%	
Home Mortgage										
2024	26	70.3	11	29.7	37	7,189	59.5	4,904	40.6	12,093
2025	21	60.0	14	40.0	35	5,808	23.0	19,469	77.0	25,277
Total	47	65.3	25	34.7	72	12,997	34.8	24,373	65.2	37,370
Source: Bank Data Due to rounding, totals may not equal 100.0										

Geographic Distribution

The geographic distribution of home mortgage loans reflects adequate dispersion throughout the assessment area. The bank has no low-income census tracts, therefore the bank's activity in the moderate-income census tract was the focus of this criterion. In 2024, the bank originated a single loan in the moderate-income census tract, resulting in performance to be above both the aggregate and demographic data. The bank did not originate any loans in the moderate-income tract in 2025.

In 2024, market share data confirms that 27 lenders originated home mortgage loans in moderate-income census tracts. The bank's market share in its moderate-income tract was 2.2 percent, compared to its overall market share of 0.5 percent. This data **indicates** a focus on lending in these areas and further supports adequate performance.

Geographic Distribution of Home Mortgage Loans						
Tract Income Level	% of Owner-Occupied Housing Units	Aggregate Performance % of #	#	%	\$(000s)	%
Moderate						
2024	0.8	0.9	1	3.8	1,400	19.5
2025	0.8	1.3	0	0.0	0	0.0
Middle						
2024	48.6	48.0	16	61.5	3,416	47.5
2025	48.6	46.8	11	52.4	3,286	56.6
Upper						
2024	50.5	51.1	9	34.6	2,373	33.0
2025	50.5	52.0	10	47.6	2,522	43.4
Total						
2024	100.0	100.0	26	100.0	7,189	100.0
2025	100.0	100.0	21	100.0	5,808	100.0
<i>Source: 2020 ACS; Bank Data, 2024 & 2025 HMDA Aggregate Data</i>						

Borrower Profile

The distribution of home mortgage loans to individuals of different income levels is adequate. The bank did not originate any home mortgage loans to low-income borrowers in 2024 or 2025. The opportunity for lending to low-income families is relatively limited. A low-income family earning below \$77,650 in the assessment area, would likely not qualify for a mortgage under conventional underwriting standards, considering the average purchase price is \$501,255 in 2025.

The bank originated three home mortgage loans to moderate-income individuals in 2024, ranking slightly below aggregate performance and demographic data. While the bank originated the same number of home mortgage loans to moderate-income individuals in 2025, the overall lending decrease resulted in the bank's performance being above demographic and aggregate data. Additionally, Market Share Data confirms the bank ranked 21st out of 138 lenders in lending to moderate-income borrowers in 2024 and ranked 26th out of 147 lenders in lending to the same borrowers in 2025. This suggests' high competition within the assessment area and further supports the bank's adequate performance.

Distribution of Home Mortgage Loans by Borrower Income Level						
Borrower Income Level	% of Families	Aggregate Performance % of #	#	%	\$(000s)	%
Low						
2024	13.7	4.1	0	0.0	0	0.0
2025	13.7	4.2	0	0.0	0	0.0
Moderate						
2024	13.7	13.8	3	11.5	485	6.7
2025	13.7	15.4	3	14.3	440	7.6
Middle						
2024	22.3	23.5	8	30.8	1,174	16.3
2025	22.3	24.2	3	14.3	640	11.0
Upper						
2024	50.2	44.9	11	42.3	2,930	40.8
2025	50.2	40.6	9	42.9	2,526	43.5
Not Available						
2024	0.0	13.6	4	15.4	2,600	36.2
2025	0.0	15.5	6	28.6	2,202	37.9
Total						
2024	100.0	100.0	26	100.0	7,189	100.0
2025	100.0	100.0	21	100.0	5,808	100.0
<i>Source: 2020 ACS; Bank Data, 2024 & 2025 HMDA Aggregate Data</i>						

Response to Complaints and Fair Lending Policies and Procedures

The bank has not received any CRA-related complaints since the previous CRA evaluation; therefore, this criterion did not affect the CRA rating.

The Division of Banks provides comments regarding the institution's fair lending policies and procedures pursuant to Regulatory Bulletin 1.3-106. Examiners conducted the fair lending review in accordance with the FFIEC Interagency Fair Lending Examination Procedures. The bank has a reasonable record relative to its fair lending policies and procedures.

Minority Application Flow

Examiners also reviewed the bank's 2024 and 2025 HMDA LARs to determine if the application flow from different racial and ethnic groups reflected the assessment area's demographics.

According to 2020 ACS Census data, the bank’s assessment area contains a population of 191,942 individuals, of which 16.5 percent are minorities. The assessment area’s minority population is 1.8 percent Black/African American, 3.2 percent Asian, 0.1 percent American Indian, 5.2 percent Hispanic or Latino, and 6.7 percent Other.

The following table details the bank’s minority application flow and aggregate data in its assessment area.

MINORITY APPLICATION FLOW						
RACE	Bank 2024		2024 Aggregate Data	Bank 2025		2025 Aggregate Data
	#	%	%	#	%	%
American Indian/ Alaska Native	0	0.0	0.4	0	0.0	0.3
Asian	0	0.0	3.8	0	0.0	6.7
Black/ African American	0	0.0	4.6	1	2.2	2.3
Hawaiian/Pacific Islander	0	0.0	0.2	0	0.0	0.1
2 or more Minority	0	0.0	0.1	0	0.0	0.1
Joint Race (White/Minority)	1	2.5	1.5	1	2.2	1.6
Total Racial Minority	1	2.5	10.6	2	4.4	11.1
White	29	70.7	63.5	29	64.5	67.3
Race Not Available	11	26.8	25.9	14	31.1	21.6
Total	41	100.0	100.0	45	100.0	100.0
ETHNICITY						
Hispanic or Latino	1	2.4	16.2	4	8.9	6.7
Joint (Hisp/Lat /Not Hisp/Lat)	0	0.0	1.6	0	0.0	1.8
Total Ethnic Minority	1	2.5	17.8	4	8.9	8.5
Not Hispanic or Latino	28	68.3	59.1	25	55.6	70.1
Ethnicity Not Available	12	29.2	23.1	16	35.6	21.4
Total	41	100.0	100.0	45	100.0	100.0
<i>Source: 2020 ACS; Bank Data, 2024 & 2025 HMDA Aggregate Data</i>						

In 2024, the bank received 41 loan applications from within its assessment area, one in which was from a racial minority consumer. In 2025, the bank received 45 loan applications and received two loan applications from racial minority consumers. The bank’s racial minority application flow was below aggregate lender racial minority flow for both years.

The bank received one loan application from an ethnic minority consumer in 2024, resulting in performance to be below the ethnic minority application flow. In 2025, the bank received four loan applications from ethnic minority consumers, reflecting comparable performance to the aggregate lending trends for the same year.

Overall, the bank’s minority application performance is adequate. Given the bank’s low application volume, even one additional application could result in comparable performance. Additionally, both the racial and ethnic minority application flow of the bank improved by percentage from 2024 to 2025. The bank ensures all segments of its assessment area have access to loan applications and have made outreach efforts in the town containing the sole majority-minority census tract. The current efforts appear commensurate with the resources and abilities of the bank.

SMALL BANK PERFORMANCE CRITERIA

Lending Test

The Lending Test evaluates the bank's record of helping to meet the credit needs of its assessment area(s) by considering the following criteria:

- 1) The bank's loan-to-deposit ratio, adjusted for seasonal variation, and, as appropriate, other lending-related activities, such as loan originations for sale to the secondary markets, community development loans, or qualified investments;
- 2) The percentage of loans, and as appropriate, other lending-related activities located in the bank's assessment area(s);
- 3) The geographic distribution of the bank's loans;
- 4) The bank's record of lending to and, as appropriate, engaging in other lending-related activities for borrowers of different income levels and businesses and farms of different sizes; and
- 5) The bank's record of taking action, if warranted, in response to written complaints about its performance in helping to meet credit needs in its assessment area(s).

PERFORMANCE EVALUATION DISCLOSURE GUIDE

Massachusetts General Laws Chapter 167, Section 14, as amended, requires all financial institutions to take the following actions within 30 business days of receipt of the CRA evaluation of their institution:

- 1) Make its most current CRA performance evaluation available to the public.
- 2) At a minimum, place the evaluation in the institution's CRA public file located at the head office and at a designated office in each assessment area.
- 3) Add the following language to the institution's required CRA public notice that is posted in each depository facility:

"You may obtain the public section of our most recent CRA Performance Evaluation, which was prepared by the Massachusetts Division of Banks, at 70 Main Street Medway, Massachusetts 02053."

[Please Note: If the institution has more than one assessment area, each office (other than off-premises electronic deposit facilities) in that community shall also include the address of the designated office for that assessment area.]

- 4) Provide a copy of its current evaluation to the public, upon request. In connection with this, the institution is authorized to charge a fee which does not exceed the cost of reproduction and mailing (if applicable).

The format and content of the institution's evaluation, as prepared by its supervisory agencies, may not be altered, or abridged in any manner. The institution is encouraged to include its response to the evaluation in its CRA public file.

GLOSSARY

Aggregate Lending: The number of loans originated and purchased by all reporting lenders in specified income categories as a percentage of the aggregate number of loans originated and purchased by all reporting lenders in the metropolitan area/assessment area.

American Community Survey (ACS): A nationwide United States Census survey that produces demographic, social, housing, and economic estimates in the form of five year estimates based on population thresholds.

Area Median Income: The median family income for the MSA, if a person or geography is located in an MSA; or the statewide nonmetropolitan median family income, if a person or geography is located outside an MSA.

Assessment Area: A geographic area delineated by the bank under the requirements of the Community Reinvestment Act.

Census Tract: A small, relatively permanent statistical subdivision of a county or equivalent entity. The primary purpose of census tracts is to provide a stable set of geographic units for the presentation of statistical data. Census tracts generally have a population size between 1,200 and 8,000 people, with an optimum size of 4,000 people. Census tract boundaries generally follow visible and identifiable features, but they may follow nonvisible legal boundaries in some instances. State and county boundaries always are census tract boundaries.

Combined Statistical Area (CSA): A combination of several adjacent metropolitan statistical areas or micropolitan statistical areas or a mix of the two, which are linked by economic ties.

Consumer Loan(s): A loan(s) to one or more individuals for household, family, or other personal expenditures. A consumer loan does not include a home mortgage, small business, or small farm loan. This definition includes the following categories: motor vehicle loans, credit card loans, home equity loans, other secured consumer loans, and other unsecured consumer loans.

Core Based Statistical Area (CBSA): The county or counties or equivalent entities associated with at least one core (urbanized area or urban cluster) of at least 10,000 population, plus adjacent counties having a high degree of social and economic integration with the core as measured through commuting ties with the counties associated with the core. Metropolitan and Micropolitan Statistical Areas are the two categories of CBSAs.

Family: Includes a householder and one or more other persons living in the same household who are related to the householder by birth, marriage, or adoption. The number of family households always equals the number of families; however, a family household may also include non-relatives living with the family. Families are classified by type as either a married-couple family or other family. Other family is further classified into “male householder” (a family with a male householder and no wife present) or “female householder” (a family with a female householder and no husband present).

FFIEC-Estimated Income Data: The Federal Financial Institutions Examination Council (FFIEC) issues annual estimates which update median family income from the metropolitan and nonmetropolitan areas. The FFIEC uses American Community Survey data and factors in information from other sources to arrive at an annual estimate that more closely reflects current economic conditions.

Full-Scope Review: A full-scope review is accomplished when examiners complete all applicable interagency examination procedures for an assessment area. Performance under applicable tests is analyzed considering performance context, quantitative factors (e.g., geographic distribution, borrower profile, and total number and dollar amount of investments), and qualitative factors (e.g., innovativeness, complexity, and responsiveness).

Geography: A census tract delineated by the United States Bureau of the Census in the most recent decennial census.

Home Mortgage Disclosure Act (HMDA): The statute that requires certain mortgage lenders that do business or have banking offices in a metropolitan statistical area to file annual summary reports of their mortgage lending activity. The reports include such data as the race, gender, and the income of applicants; the amount of loan requested; and the disposition of the application (approved, denied, and withdrawn).

Home Mortgage Loans: Includes closed-end mortgage loans or open-end line of credits as defined in the HMDA regulation that are not an excluded transaction per the HMDA regulation.

Housing Unit: Includes a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied as separate living quarters.

Limited-Scope Review: A limited scope review is accomplished when examiners do not complete all applicable interagency examination procedures for an assessment area. Performance under applicable tests is often analyzed using only quantitative factors (e.g., geographic distribution, borrower profile, total number and dollar amount of investments, and branch distribution).

Low-Income: Individual income that is less than 50 percent of the area median income, or a median family income that is less than 50 percent in the case of a geography.

Market Share: The number of loans originated and purchased by the institution as a percentage of the aggregate number of loans originated and purchased by all reporting lenders in the metropolitan area/assessment area.

Median Income: The median income divides the income distribution into two equal parts, one having incomes above the median and other having incomes below the median.

Metropolitan Division (MD): A county or group of counties within a CBSA that contain(s) an urbanized area with a population of at least 2.5 million. A MD is one or more main/secondary

counties representing an employment center or centers, plus adjacent counties associated with the main/secondary county or counties through commuting ties.

Metropolitan Statistical Area (MSA): CBSA associated with at least one urbanized area having a population of at least 50,000. The MSA comprises the central county or counties or equivalent entities containing the core, plus adjacent outlying counties having a high degree of social and economic integration with the central county or counties as measured through commuting.

Middle-Income: Individual income that is at least 80 percent and less than 120 percent of the area median income, or a median family income that is at least 80 and less than 120 percent in the case of a geography.

Moderate-Income: Individual income that is at least 50 percent and less than 80 percent of the area median income, or a median family income that is at least 50 and less than 80 percent in the case of a geography.

Multi-family: Refers to a residential structure that contains five or more units.

Nonmetropolitan Area (also known as non-MSA): All areas outside of metropolitan areas. The definition of nonmetropolitan area is not consistent with the definition of rural areas. Urban and rural classifications cut across the other hierarchies. For example, there is generally urban and rural territory within metropolitan and nonmetropolitan areas.

Owner-Occupied Units: Includes units occupied by the owner or co-owner, even if the unit has not been fully paid for or is mortgaged.

Rated Area: A rated area is a state or multistate metropolitan area. For an institution with domestic branches in only one state, the institution's CRA rating would be the state rating. If an institution maintains domestic branches in more than one state, the institution will receive a rating for each state in which those branches are located. If an institution maintains domestic branches in two or more states within a multistate metropolitan area, the institution will receive a rating for the multistate metropolitan area.

Rural Area: Territories, populations, and housing units that are not classified as urban.

Small Business Loan: A loan included in "loans to small businesses" as defined in the Consolidated Report of Condition and Income (Call Report). These loans have original amounts of \$1 million or less and are either secured by nonfarm nonresidential properties or are classified as commercial and industrial loans.

Small Farm Loan: A loan included in "loans to small farms" as defined in the instructions for preparation of the Consolidated Report of Condition and Income (Call Report). These loans have original amounts of \$500,000 or less and are either secured by farmland, including farm residential and other improvements, or are classified as loans to finance agricultural production and other loans to farmers.

Upper-Income: Individual income that is 120 percent or more of the area median income, or a median family income that is 120 percent or more in the case of a geography.

Urban Area: All territories, populations, and housing units in urbanized areas and in places of 2,500 or more persons outside urbanized areas. More specifically, “urban” consists of territory, persons, and housing units in places of 2,500 or more persons incorporated as cities, villages, boroughs (except in Alaska and New York), and towns (except in the New England states, New York, and Wisconsin).

“Urban” excludes the rural portions of “extended cities”; census designated place of 2,500 or more persons; and other territory, incorporated or unincorporated, including in urbanized areas.