

PUBLIC DISCLOSURE

June 9, 2025

COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION

Members Plus Credit Union
Certificate Number: 66706

29 High Street
Medford, MA 02155

Division of Banks
1000 Washington Street, 10th Floor
Boston, Massachusetts 02118

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.

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This document is an evaluation of the CRA performance of **Members Plus Credit Union (credit union)** prepared by the Massachusetts Division of Banks (Division), the institution's supervisory agency as of **June 9, 2025**. 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 credit union's performance under the Lending Test is summarized below:

- The loan-to share ratio (LTS) is reasonable given the institution's size, financial condition, and assessment area credit needs.
- The credit union made a majority of its home mortgage loans in the assessment area.
- The distribution of borrowers reflects reasonable penetration of loans among individuals of different income levels.
- The geographic distribution of loans reflects reasonable dispersion throughout the assessment area.
- The credit union did not receive any CRA-related complaints since the previous evaluation; the credit union has a reasonable record relative to its fair lending policies and procedures.

SCOPE OF EVALUATION

General Information

The Community Reinvestment Act (CRA) requires the Massachusetts Division of Banks to use its authority when examining financial institutions subject to its supervision, to assess the institution's record of meeting the needs of its entire assessment area consistent with the safe and sound operation of the institution. Upon the conclusion of such examinations, the Division must prepare a written evaluation of the institution's record of meeting the credit needs of its membership.

This evaluation considered activity from May 6, 2019, to the current evaluation dated June 9, 2025. Examiners used the Interagency Small Institution CRA Examination Procedures to evaluate CRA performance.

Activities Reviewed

Examiners analyzed home mortgage loan originations from January 1, 2023, through December 31, 2024, collected through the institution's 2023 and 2024 Home Mortgage Loan Application Registers (LARs). Examiners presented these years of performance in the assessment area concentration, geographic distribution, and borrower profile tables.

Members Plus Credit Union originated 95 loans totaling \$30.6 million in 2023, and 29 loans totaling \$7.4 million in 2024. Examiners compared the institution's home mortgage lending performance to 2020 American Community Survey (ACS) demographic data as appropriate.

Examiners reviewed the number and dollar volume of home mortgage loans. While the number and dollar volume of loans are presented, examiners emphasized performance by number of loans because the number of loans is a better indicator of the number of individuals served.

Financial data about the credit union was obtained from the March 31, 2025 Call Report filed with the NCUA.

DESCRIPTION OF INSTITUTION

Background

Members Plus Credit Union was first chartered by the Commonwealth of Massachusetts in 1940. Presently, membership is available to those who live or work in Essex, Middlesex, Norfolk, Plymouth, and Suffolk Counties in Massachusetts. As of March 31, 2025, the credit union has 13,769 members.

The Massachusetts Division of Banks assigned a "Satisfactory" rating at its previous Performance Evaluation dated May 6, 2019.

Operations

Winchester Federal Credit Union merged with and into Members Plus Credit Union in 2023, expanding services to and retaining a limited-service branch location in Winchester, Massachusetts. The Winchester branch added to a combined total of seven branch locations to the Members Plus Credit Union's existing footprint with other locations, including two in Dorchester and one each in Everett, Medford, Norwood, and Plymouth.

The credit union is headquartered at 29 High Street in Medford, Massachusetts. Branches are dispersed throughout various income level census tracts. The Everett location is in a low-income census tract, and the two Dorchester branches, Norwood and Plymouth are middle-income census tracts. The Medford and Winchester branches are in upper-income census tracts.

During the examination period, the credit union relocated its Plymouth branch to Commerce Way in Plymouth, providing a larger full-service facility.

The credit union offers a range of products and services to its members: checking accounts; savings accounts, including 18/65 accounts and specialized accounts designed to promote savings among teenagers; certificates of deposit (CDs); and IRA accounts. Checking accounts are also made available to businesses. Loan products include home mortgages, home equity and home equity lines of credit, new and used auto loans, personal loans, and credit cards. Members Plus Credit Union offers online and mobile banking. The credit union is part of the SUM Network, an ATM Network that allows its members to access their accounts and perform certain banking activities at several thousand

participating credit union branches. Additionally, the credit union is part of the credit union shared branching network that allows its members to access their accounts and perform certain banking activities at several thousand participating credit union branches.

Ability and Capacity

As of March 31, 2025, the credit union had total assets of approximately \$336.8 million, total shares of \$318.4 million, and total loans of \$182.0 million. The credit union's assets have increased 7.0 percent, shares have increased 46.4 percent, and loans have increased 1.1 percent.

The credit union is primarily a residential lender. As noted in the table below, total residential real estate accounts for 81.4 percent of the loan portfolio. Consumer loans account for 18.6 percent of the portfolio. Please see the table below for further information.

Loan Portfolio Distribution as of 03/31/2025		
Loan Category	\$	%
Unsecured Credit Card Loans	2,142,415	1.2
Non-Federally Guaranteed Student Loans	702,072	0.4
All Other Unsecured Loans/Lines of Credit	10,421,182	5.7
New Vehicle Loans	8,097,409	4.5
Used Vehicle Loans	12,140,938	6.7
All Other Secured Non-Real Estate Loans/Lines of Credit	364,841	0.20
Total Consumer Loans	33,868,857	18.6
Loans/Lines of Credit Secured by 1 st Lien 1-4 Family Residential Properties	118,108,715	64.9
Loans/Lines of Credit Secured by Junior Lien 1-4 Family Residential Properties	30,047,263	16.5
All Other Real Estate Loans/Lines of Credit	0	0.0
Total Residential Loans	148,155,978	81.4
Commercial Loans/Lines of Credit Real Estate Secured	0	0.0
Commercial Loans/Lines of Credit Not Real Estate Secured	0	0.0
Total Commercial Loans	0	0.0
TOTAL LOANS	182,024,835	100.0
<i>Source: NCUA 5300 Report, Statement of Financial Condition as of March 31, 2025</i>		

Examiners did not identify any legal impediments that would impact the credit union's ability to meet the assessment area credit needs.

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 credit union has designated its assessment area to include Essex, Middlesex, Norfolk, Plymouth, and Suffolk counties in Massachusetts:

Economic and Demographic Data

The 1,031 census tracts throughout the assessment area reflect the following income designations according to the 2020 American Community Survey (ACS) Data.

- 110 low-income census tracts,
- 191 moderate-income census tracts,
- 354 middle-income census tracts, and
- 332 upper-income census tracts, and
- 44 tracts designated as Not Applicable

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)	1,031	10.7	18.5	34.3	32.2	4.3
Population by Geography	4,496,567	10.0	19.2	36.2	33.5	1.2
Housing Units by Geography	1,784,701	9.4	19.3	37.1	33.1	1.1
Owner-Occupied Units by Geography	1,014,926	3.6	15.1	40.8	40.0	0.5
Occupied Rental Units by Geography	665,478	17.9	25.6	31.8	22.9	1.8
Vacant Units by Geography	104,297	10.8	20.2	36.3	31.2	1.6
Businesses by Geography	521,738	6.9	15.4	34.0	42.2	1.5
Farms by Geography	9,208	3.7	15.3	40.9	39.5	0.7
Family Distribution by Income Level	1,056,549	23.0	16.3	19.8	40.9	0.0
Household Distribution by Income Level	1,680,404	26.6	14.4	16.9	42.1	0.0
Median Family Income MSA - 14454 Boston, MA		\$112,607	Median Housing Value			\$530,741
Median Family Income MSA - 15764 Cambridge-Newton-Framingham, MA		\$121,481	Median Gross Rent			\$1,605
			Families Below Poverty Level			6.1%
Source: 2020 ACS, 2024 D&B Data, and FFIEC Estimated Median Family Income; (*) The NA category consists of geographies that have not been assigned an income classification.						

Examiners used the 2023 and 2024 FFIEC updated median family income levels to analyze home mortgage loans under the Borrower Profile criterion. The following table presents the low-, moderate-, middle-, and upper-income categories.

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)				
2023 (\$136,900)	<\$68,450	\$68,450 to <\$109,520	\$109,520 to <\$164,280	≥\$164,280
2024 (\$136,200)	<\$68,100	\$68,100 to <\$108,960	\$108,960 to <\$163,440	≥\$163,440
Cambridge-Newton-Framingham, MA Median Family Income (15764)				
2023 (\$146,200)	<\$73,100	\$73,100 to <\$116,960	\$116,960 to <\$175,440	≥\$175,440
2024 (\$146,600)	<\$73,300	\$73,300 to <\$117,280	\$117,280 to <\$175,920	≥\$175,920
<i>Source: FFIEC</i>				

The Geographic Distribution criterion compares home mortgage loans to the distribution of owner-occupied housing units. Within low-income census tracts of the assessment area, 3.6 percent are owner occupied units. This low owner occupancy level is recognized to be a challenge for home ownership opportunities as the makeup of the tracts comprises of a large concentration of rental units of 17.9 percent.

The median housing cost of \$530,741 is high within the assessment area and there is a notable increase from the 2019 examination of \$410,840. The high cost of housing indicates challenges to low-and moderate-income buyers and affordable homeownership.

Competition

There is a high level of competition for home mortgage loans among banks, credit unions, and non-depository mortgage lenders within the credit union's assessment area. According to 2024 Peer Market Share data, there are over 584 lenders originating home mortgages in the credit union's assessment area. Members Plus is ranked 245th. The top-ranked lenders include large national banks and mortgage companies.

Community Contact(s)

A part of the evaluation process, examiners contact third parties active in the assessment area to assist in identifying the credit and community development needs. This information helps determine whether local financial institutions are responsive to the community. It also shows available credit and community development opportunities.

Examiners contacted an affordable housing organization in Boston. The contact noted a need for financial literacy with classes taught in different languages. Additionally, the contacted emphasized support for affordable housing continues to be the greatest need.

Credit Needs

Considering information from the community contact, bank management, demographic and economic data, Examiners determined financial education and affordable housing represent the primary community development needs of the assessment area.

Presently, the credit union partners with the City of Everett to provide a Financial Success Program to underserved youth and young professionals in the community. Additionally, the Rising Teen Accounts encourage financial education and management.

CONCLUSIONS ON PERFORMANCE CRITERIA

LENDING TEST: Satisfactory

Loan-to-Share Ratio

This performance criterion determines what percentage of the credit union's share base is reinvested in the form of loans and evaluates its appropriateness. The average net Loan-to-Share (LTS) ratio for the last 8 quarters is reasonable given the institution's size, financial condition, and assessment area credit needs.

The credit union's net LTS ratio, as calculated from the NCUA 5300 Quarterly Call Report data, averaged 72.3 percent over the past eight calendar quarters from June 30, 2023, through March 31, 2025. The ratio ranged from a low of 65.3 percent as of June 30, 2023, to a high of 75.5 percent as of December 31, 2023. The credit union's net loans have decreased by over \$10 million since December 31, 2023. Total shares changed from \$267.0 million in June of 2023 to \$250.5 million in December of 2024, but increased in March 2025 to \$263.6 million. The recent increase in shares was attributed to a new large depositor relationship being established with the credit union. Both the increase in shares and the decrease in net loans have resulted in a lower LTS ratio. The credit union's LTS is reasonable given the institution's size, financial condition, and assessment area credit needs.

The following table demonstrates Members Plus Credit Union's LTS ratio in comparison to similar institutions. These were chosen based on institution size, location, and lending activities. The credit union's ratio of 72.3 percent is below that of comparative institutions.

Loan-to-Share Ratio Comparison		
Institution	Total Assets as of 3/31/25 (\$000s)	Average LTS Ratio (%)
Boston Firefighters Credit Union	430,597	97.8
Tremont Credit Union	266,183	88.4
Mass Bay Credit Union	362,287	116.6
Members Plus Credit Union	336,759	72.3
<i>Source: NCUA Form 5300 Call Report Data</i>		

Assessment Area Concentration

The credit union originated a majority of home mortgage loans by number and dollar volume within its assessment area. During the review period, the credit union originated 81.5 percent of its home mortgage loans inside the assessment area.

Lending Inside and Outside of the Assessment Area										
Loan Category	Number of Loans				Total #	Dollar Amount of Loans				Total
	Inside		Outside			Inside		Outside		
	#	%	#	%		\$	%	\$	%	
Home Mortgage										
2023	78	82.1	17	17.9	95	24,206	79.1	6,394	20.9	30,600
2024	23	79.3	6	20.7	29	5,574	75.0	1,859	25.0	7,433
Total	101	81.5	23	18.5	124	29,780	78.3	8,253	21.7	38,033
Source: Credit Union Data. Due to rounding, totals may not equal 100.0.										

Borrower Profile

The distribution of borrowers reflects, given the demographics of the assessment area, reasonable penetration among individuals of different income levels.

In 2023, the credit union originated three loans, or 3.8 percent of originations, to low-income borrowers, performing below aggregate lenders and below the percentage of families in the assessment area. In 2024, while the overall lending volume decreased, the credit union made three loans to low-income borrowers, representing 13.0 percent of originated loans, and performing above the aggregate lenders and below the demographic comparator. Additionally, the assessment area has a median home value of \$530,741 and the highest income for a low-income family in the assessment area during the evaluation period was \$73,300, which would present challenges in qualifying for home mortgage loans.

In lending to moderate-income borrowers, the credit union made 19 loans, or 24.4 percent, performing above both aggregate performance and the percentage of families in 2023. In 2024, the credit union's performance decreased, originating three, or 13.0 percent, of home mortgage loans to moderate-income borrowers, performing slightly below that of aggregate lenders and the percentage of families.

Distribution of Home Mortgage Loans by Borrower Income Level						
Borrower Income Level	% of Families	Aggregate Performance % of #	#	%	\$(000s)	%
Low						
2023	23.0	5.5	3	3.8	300	1.2
2024	23.0	4.9	3	13.0	172	3.1
Moderate						
2023	16.3	14.8	19	24.4	2,593	10.7
2024	16.3	15.4	3	13.0	451	8.1
Middle						
2023	19.8	20.6	27	34.6	7,053	29.1
2024	19.8	22.5	7	30.4	1,319	23.7
Upper						
2023	40.9	35.8	29	37.2	14,260	58.9
2024	40.9	41.2	10	43.5	3,633	65.2
Not Available						
2023	0.0	23.2	0	0.0	0	0.0
2024	0.0	16.0	0	0.0	0	0.0
Total						
2023	100.0	100.0	78	100.0	24,206	100.0
2024	100.0	100.0	23	100.0	5,574	100.0
Source: 2020 ACS; Credit Union Data, 2023 & 2024 HMDA Aggregate Data, Due to rounding, totals may not equal 100.0%						

Geographic Distribution

The geographic distribution of loans reflects reasonable dispersion throughout the assessment area. The credit union's performance in moderate-income areas supports this conclusion.

In 2023, the credit union originated two, or 2.6 percent, of home mortgage loans in low-income census tracts, below the aggregate performance and the percentage of owner-occupied housing. In 2024, the credit union did not originate any loans in low-income census tracts. Examiners noted that the percentage of owner-occupied housing units was low, indicating limited opportunities for lending.

The credit union's performance in moderate-income census tracts was above both aggregate data and the demographics in 2023 and 2024. In 2023, the credit union made 15, or 19.2 percent of home mortgage loans, to moderate-income census tracts, above that of aggregate performance and demographics. In 2024, while the overall volume decreased, the percentage of lending to moderate-income census tracts increased, again performing above both aggregate lenders and the percentage of owner-occupied housing units.

Geographic Distribution of Home Mortgage Loans						
Tract Income Level	% of Owner-Occupied Housing Units	Aggregate Performance % of #	#	%	\$(000s)	%
Low						
2023	3.6	5.2	2	2.6	120	0.5
2024	3.6	4.9	0	0.0	0	0.0
Moderate						
2023	15.1	15.1	15	19.2	3,445	14.2
2024	15.1	16.1	6	26.1	1,155	20.7
Middle						
2023	40.8	37.0	47	60.3	13,387	55.3
2024	40.8	40.6	6	26.1	795	14.3
Upper						
2023	40.0	41.8	14	17.9	7,254	30.0
2024	40.0	37.7	11	47.8	3,624	65.0
Not Available						
2023	0.6	0.9	0	0.0	0	0.0
2024	0.6	0.6	0	0.0	0	0.0
Total						
2023	100.0	100.0	78	100.0	24,206	100.0
2024	100.0	100.0	23	100.0	5,574	100.0
Source: 2020 ACS; Credit Union Data, 2023 & 2024 HMDA Aggregate Data, Due to rounding, totals may not equal 100.0%						

Response to Complaints and Fair Lending Policies and Procedures

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

The Division of Banks provides comments regarding the institution's fair lending policies and procedures pursuant to Regulatory Bulletin 1.3-106 and the Federal Financial Institutions Examination Council (FFIEC) Interagency Fair Lending Examination Procedures. Based on these procedures, the credit union has adequate fair lending policies and practices. Examiners did not identify any evidence of discriminatory or other illegal credit practices inconsistent with helping meet the community's credit needs.

Minority Application Flow

Examiners reviewed the credit union's 2023 and 2024 HMDA LARs to determine if the application flow from the different racial groups within the credit union's assessment area reflected the assessment area's demographics.

According to 2020 ACS Census Data, the credit union's assessment area contained a total population of 4.4 million individuals, of which 34.7 percent are minorities. The minority and ethnic population represented is 9.4 percent Asian, 12.8 percent Hispanic, 7.6 percent Black or African American, 4.7 percent other race, 0.1 percent American Indian or Alaska Native, and 0.1 percent Native Hawaiian or other Pacific Islander. Examiners compared the credit union application activity with that of the 2023 aggregate performance. The comparison of this data assists in deriving reasonable expectations for the rate of applications the credit union received from minority home mortgage loan applicants. Refer to the table below for information on the credit union's minority application flow as well as aggregate lenders in the credit union's assessment area.

MINORITY APPLICATION FLOW						
RACE	Credit Union 2023		2023 Aggregate Data	Credit Union 2024		2024 Aggregate Data
	#	%	%	#	%	%
American Indian/ Alaska Native	0	0.0	0.3	0	0.0	0.3
Asian	9	5.9	8.5	1	1.8	9.5
Black/ African American	12	8.0	5.9	9	15.8	6.4
Hawaiian/Pacific Islander	0	0.0	0.1	0	0.0	0.1
2 or more Minority	0	0.0	0.1	0	0.0	0.1
Joint Race (White/Minority)	0	0.0	1.9	1	1.8	2.0
Total Minority	21	13.9	16.8	11	19.4	18.4
White	93	61.6	52.8	33	57.8	56.8
Race Not Available	37	24.5	30.4	13	22.8	24.8
Total	151	100.0	100.0	57	100.0	100.0
ETHNICITY						
Hispanic or Latino	13	8.7	6.9	5	8.8	8.1
Joint (Hisp/Lat /Not Hisp/Lat)	0	0.0	1.5	0	0.0	1.6
Total Ethnic Minority	13	8.7	8.4	5	8.8	9.7
Not Hispanic or Latino	87	57.6	61.9	32	56.1	66.5
Ethnicity Not Available	51	33.7	29.7	20	35.1	23.8
Total	151	100.0	100.0	57	100.0	100.0
<i>Source: ACS Census 2020, HMDA Aggregate Data 2023 and 2024, HMDA LAR Data 2023 and 2024</i>						

In 2023, the credit union received 151 home mortgage loan applications from within its assessment area. Of these applications, the credit union received 21 or 13.9 percent from racial minority applicants. The aggregate received 16.8 percent of its application from minority applicants. For the same period, the credit union also received 13 or 8.7 percent from ethnic groups of Hispanic origin within its assessment area and the aggregate received 8.4 percent.

In 2024, the overall application volume decreased to 57, primarily due to market conditions. Of these applications, the credit union received 11 or 19.0 percent from racial minority applicants. The credit union also received 5 applications, or 8.8 percent, from ethnic groups of Hispanic origin.

Considering the demographics of the assessment area, market conditions, and comparisons to the aggregate data in 2023 and 2024, the credit union's application rates from racial and ethnic minorities are reasonable.

SMALL INSTITUTION PERFORMANCE CRITERIA

Lending Test

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

- 1) The institution'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 institution's assessment area(s);
- 3) The geographic distribution of the institution's loans;
- 4) The institution'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 institution'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 (29 High Street, Medford, MA 02155)

[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 the Massachusetts Division of Banks, 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 or field of membership** delineated by the credit union 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.

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.

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.

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.

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.

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.