

# **PUBLIC DISCLOSURE**

June 8, 2026

## **COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION**

**Sharon & Crescent United Credit Union**  
**Certificate Number: 67836**

30 Pond Street  
Sharon, MA 02067

Division of Banks  
One Federal Street, Suite 710  
Boston, Massachusetts 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.

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This document is an evaluation of the Community Reinvestment Act (CRA) performance of **Sharon & Crescent United Credit Union (SCU CU or credit union)** prepared by the Massachusetts Division of Banks (Division), the institution's supervisory agency as of June 8, 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 average loan-to-share ratio 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 inside the assessment area.
- The geographic distribution of loans reflects reasonable dispersion throughout the assessment area.
- The distribution of borrowers reflects excellent penetration of loans among individuals of different income levels.
- The credit union has not received any CRA-related complaints during the evaluation period; therefore, this factor did not affect the Lending Test rating.
- The credit union has an adequate record relative to its fair lending policies and procedures.

**The Community Development Test is rated Satisfactory.**

- The credit union demonstrated reasonable responsiveness to the assessment area's community development needs through qualified loans, donations, and community development services. Examiners considered the institution's capacity and the need and availability of such opportunities for community development in the assessment area.

## **DESCRIPTION OF INSTITUTION**

### **Background**

SCU CU is a community credit union chartered in 1956 and is headquartered in Sharon, Massachusetts (MA), and operating in Southeastern Massachusetts. The credit union's membership is open to persons who live, work, attend school, college or university, or have a usual place of business in:

- Barnstable, Bristol, Dukes, Middlesex, Nantucket, Norfolk, Plymouth, and Suffolk counties in Massachusetts
- Bristol, Providence, and Newport counties of Rhode Island
- Blackstone, Hopedale, Mendon, Milford, Millville, Northbridge, Southborough, Upton, Uxbridge and Westborough in Worcester County, Massachusetts
- Any family members of eligible persons, regardless of location.

Since the previous examination, the credit union closed a full-service branch located at 85 Pond Street, Norwell, MA, an upper-income census tract. No new branches were opened or relocated.

The credit union had 70,338 members as March 31, 2026. SCU CU received a "Satisfactory" rating at its prior Division of Banks CRA Performance Evaluation dated December 26, 2023, based on the Interagency Intermediate Small Institution CRA Examination Procedures and the Division's CRA Regulation at 209 CMR 46. The Lending Test received a Satisfactory rating, and the Community Development Test received a Satisfactory rating.

### **Operations**

SCU CU's operations center is located at 30 Pond Street, Sharon, MA, located in an upper-income census tract. Including the main office branch at 1300 Belmont Street, Brockton, the credit union operates 11 full-service branches. Four branch locations are in Brockton, two in Taunton, and individual branches in East Walpole, Foxborough, Mansfield, North Attleborough and Sharon. Of the 11 branches, one branch is in a low-income census tract and two are in moderate-income census tracts in Brockton. During the evaluation period, the credit union closed its Norwell branch, located in an upper-income census tract. Deposit-taking automated teller machines (ATMs) are available at each branch and one standalone deposit-taking ATM located in Taunton. A standalone ATM located in West Bridgewater was closed during the evaluation period.

As a full-service financial institution, the credit union offers a variety of products and services to retail and business members. Deposit products include checking, savings, time deposit, and retirement accounts. Retail lending products include home mortgages, home equity loans and lines of credit, consumer loans including MassSave HEAT loans, education loans, and credit cards. Business lending includes commercial real estate and term loans, secured lines of credit and commercial vehicle loans. SCU CU also offers a variety of alternative banking services which include apple and google apps, online banking and bill pay, mobile banking, direct deposit, online account opening, business online banking and bill pay, business mobile banking, and ATMs offering service in both English and Spanish languages.

## **DESCRIPTION OF ASSESSMENT AREA**

### **Background**

The CRA requires each financial institution to define one or more assessment areas in which examiners will evaluate the institution's CRA performance. SCU CU has designated a single assessment area composed of portions of Bristol, Norfolk, and Plymouth counties all located within the Boston MA MSA. Comprising the assessment area are the ten Bristol County municipalities of Attleboro, Berkley, Dighton, Easton, Mansfield, North Attleborough, Norton, Raynham, Rehoboth, and Taunton, the fourteen Norfolk County municipalities of Avon, Canton Dover, Foxborough, Holbrook Medfield, Norfolk, Norwood, Plainville, Sharon, Stoughton, Walpole, Westwood, and Wrentham, and the eight Plymouth County municipalities of Abington, Bridgewater, Brockton, East Bridgewater, Lakeville, Middleborough, West Bridgewater, and Whitman. The following sections discuss demographic and economic information relevant to the assessment area.

### **Economic and Demographic Data**

The assessment area consists of 144 census tracts that reflect the following income designations according to the 2020 U.S. Census American Community Survey (ACS):

- 8 low-income tracts,
- 25 moderate-income tracts,
- 56 middle-income tracts,
- 53 upper-income tracts, and
- 2 census tracts with no income designation

The assessment area's eight low-income census tracts are distributed between Brockton (7) and Taunton (1). Additionally, the 25 moderate-income census tracts within the assessment area are located in Brockton (9), Taunton (4), Middleborough (3), Stoughton (3), Attleboro (2), Norwood (2), East Bridgewater (1), and Lakeville (1).

Within the credit union's assessment area, there are seven census tracts designated as opportunity zones. They are located in Brockton (4), North Attleborough (2), and Taunton (1). Opportunity Zones are areas of economic need recommended by the Governor of Massachusetts and approved by the U.S. Department of Treasury. Many of these zones have the lowest median family income within MA. The census tracts with no income designation include Bridgewater Correctional Complex and Bridgewater State University representing areas with limited lending opportunities.

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

| Demographic Information of the Assessment Area                                                                                                                                   |         |               |                              |                  |                 |               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|---------------|------------------------------|------------------|-----------------|---------------|
| Demographic Characteristics                                                                                                                                                      | #       | Low<br>% of # | Moderate<br>% of #           | Middle<br>% of # | Upper<br>% of # | NA*<br>% of # |
| Geographies (Census Tracts)                                                                                                                                                      | 144     | 5.6           | 17.4                         | 38.9             | 36.8            | 1.4           |
| Population by Geography                                                                                                                                                          | 705,499 | 5.2           | 15.6                         | 37.9             | 40.7            | 0.6           |
| Housing Units by Geography                                                                                                                                                       | 259,024 | 4.9           | 16.5                         | 38.8             | 39.7            | 0.0           |
| Owner-Occupied Units by Geography                                                                                                                                                | 178,937 | 2.0           | 12.3                         | 39.5             | 46.1            | 0.0           |
| Occupied Rental Units by Geography                                                                                                                                               | 67,896  | 11.8          | 26.7                         | 37.3             | 24.1            | 0.1           |
| Vacant Units by Geography                                                                                                                                                        | 12,191  | 9.2           | 21.7                         | 37.4             | 31.7            | 0.1           |
| Businesses by Geography                                                                                                                                                          | 74,712  | 4.4           | 15.4                         | 37.8             | 42.3            | 0.1           |
| Farms by Geography                                                                                                                                                               | 1,906   | 1.6           | 12.2                         | 35.7             | 50.4            | 0.0           |
| Family Distribution by Income Level                                                                                                                                              | 174,418 | 19.1          | 15.6                         | 20.6             | 44.8            | 0.0           |
| Household Distribution by Income Level                                                                                                                                           | 246,833 | 22.0          | 14.2                         | 16.6             | 47.3            | 0.0           |
| Median Family Income MSA - 14454 Boston, MA                                                                                                                                      |         | \$112,607     | Median Housing Value         |                  |                 | \$392,121     |
| Median Family Income MSA - 39300 Providence-Warwick, RI-MA MSA                                                                                                                   |         | \$89,555      | Median Gross Rent            |                  |                 | \$1,295       |
|                                                                                                                                                                                  |         |               | Families Below Poverty Level |                  |                 | 5.0%          |
| Source: 2020 ACS, 2025 D&B Data, and FFIEC Estimated Median Family Income;<br>(* ) The NA category consists of geographies that have not been assigned an income classification. |         |               |                              |                  |                 |               |

Examiners use the Federal Financial Institutions Examination Council (FFIEC)-update 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 which are based on the 2023, 2024, and 2025 FFIEC-update median family income categories.

| <b>Median Family Income Ranges</b>                                |                        |                                    |                                   |                        |
|-------------------------------------------------------------------|------------------------|------------------------------------|-----------------------------------|------------------------|
| <b>Median Family Incomes</b>                                      | <b>Low<br/>&lt;50%</b> | <b>Moderate<br/>50% to &lt;80%</b> | <b>Middle<br/>80% to &lt;120%</b> | <b>Upper<br/>≥120%</b> |
| <b>Boston, MA Median Family Income (14454)</b>                    |                        |                                    |                                   |                        |
| 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             |
| 2025 (\$150,200)                                                  | <\$75,100              | \$75,100 to <\$120,160             | \$120,160 to <\$180,240           | ≥\$180,240             |
| <b>Providence-Warwick, RI-MA MSA Median Family Income (39300)</b> |                        |                                    |                                   |                        |
| 2023 (\$108,300)                                                  | <\$54,150              | \$54,150 to <\$86,640              | \$86,640 to <\$129,960            | ≥\$129,960             |
| 2024 (\$113,200)                                                  | <\$56,600              | \$56,600 to <\$90,560              | \$90,560 to <\$135,840            | ≥\$135,840             |
| 2025 (\$115,100)                                                  | <\$57,550              | \$57,550 to <\$92,080              | \$92,080 to <\$138,120            | ≥\$138,120             |
| <i>Source: FFIEC</i>                                              |                        |                                    |                                   |                        |

According to the United States Bureau of Labor Statistics, the seasonally adjusted unemployment rate in Norfolk County as of December 2025 was 4.2 percent, 4.5 percent in Suffolk County, and 5.1 percent in Bristol County. These levels were comparable to the Massachusetts average of 4.7 percent and U.S. national rate of 4.1 percent.

Within the assessment area, 69.1 percent of the 259,024 housing units are owner-occupied. Of those, 85.6 percent of owner-occupied units are in middle- and upper-income census tracts while only 14.4 percent are located in low- or moderate-income census tracts. Additionally, the median housing value of \$392,121 reflects a moderately expensive area. These factors demonstrate a need for affordable housing in the credit union's assessment area.

### **Competition**

SCU CU operates in a competitive market for retail services. According to 2025 Branch and Deposit data, there were 45 financial institutions operating 199 branches in the assessment area. Among institutions that reported deposits in the assessment area, SCU CU ranked 4<sup>th</sup> with 6.5 percent of the market share.

Additionally, the credit union's assessment area is also highly competitive for lending, with 457 lenders originating or purchasing 27,748 home mortgage loans within the assessment area in 2025. SCU CU ranked 20<sup>th</sup> with 1.2 percent of market share. The top five lenders are large national banks and mortgage lenders collectively capturing 23.0 percent of the market. These lenders are Citizens Bank N.A., Bank of America, N.A., Rocket Mortgage, LLC, Rockland Trust Company, and United Wholesale Mortgage. Sharon & Crescent United Credit Union is the top community credit union among the top 30 financial institutions within the assessment area.

### **Community Contact**

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

Examiners reviewed a recent contact from a municipal department serving Plymouth County and focusing on economic development, fostering entrepreneurship and small business growth, and affordable housing. The organization fosters this growth by providing business development services, developing partnerships with private and public stakeholders, and assisting individuals and small businesses. Much of the organization's service area includes low and moderate-income areas with a diverse immigrant population. While there are many seeking opportunities for small business start-ups, there are limited turnkey locations, and such funding has virtually become non-existent. Small businesses are also impacted by difficulty finding employees and a population with lower education levels. There are a number of urban economic renewal programs developed but could use more stakeholders and resources to complete the outlined goals. Residential housing costs have become less affordable over time with low and moderate-income individuals and first-time homebuyers being priced out of the market. Low-income seniors are being particularly impacted by limited affordable housing. Accessory dwelling units (ADUs) could be a

beneficial solution for existing property owners; however environmental requirements place financial pressures on the construction of ADUs.

### **Credit and Community Development Needs and Opportunities**

Considering information from the community contact, credit union management, and demographic and economic data, examiners determined that financing for affordable housing, particularly for first-time homebuyers and seniors; financing options for affordable housing development projects; and the creation of affordable credit products for small business, especially start-up businesses, are the area's primary community development needs. Community development opportunities in the assessment area also include financial literacy initiatives. Additionally, community development organizations would welcome direct donations of any kind.

## **SCOPE OF EVALUATION**

### **General Information**

This evaluation covers the period from the prior evaluation dated December 26, 2023, to the current evaluation dated June 8, 2026. Examiners used the FFIEC Intermediate Small Institution Examination Procedures to evaluate Sharon Crescent United Credit Union's CRA performance. These procedures consist of the Lending Test and Community Development Test. Please refer to the Appendices for a complete description of each test.

### **Activities Reviewed**

Examiners determined that the credit union's major product lines are home mortgage and consumer loans. This conclusion considered the credit union's business strategy and the number and dollar volume of originations during the evaluation period. The credit union did not originate a significant portion of commercial loans and did not originate any small farm loans throughout the evaluation period. Therefore, examiners did not include small farm or commercial loans in the analysis, as they provided no material support for conclusions or ratings.

Examiners analyzed the home mortgage loans reported on the credit union's Home Mortgage Disclosure Act (HMDA) loan application register (LARs) for 2024 and 2025. SCU CU reported 293 loans totaling \$76.2 million in 2024, and 374 loans totaling \$110.5 million in 2025. For the Lending Test criteria, examiners presented the credit union's 2024 and 2025 home mortgage lending performance, as those are the most recent years for which aggregate data is available. Examiners also compared the 2024 and 2025 home mortgage lending performance to the 2020 U.S. Census demographic data.

Examiners considered all consumer loans originated in 2024 and 2025. The credit union originated 1,676 loans totaling \$33.9 million in 2024, and 1,631 loans totaling \$28.1 million in 2025. Examiners presented two years of consumer lending data in the Assessment Area Concentration table. For the Geographic Distribution and Borrower Profile criteria, examiners presented the credit union's 2024 and 2025 consumer lending performance.

For the Lending Test, examiners analyzed and presented the number and dollar volume of home mortgage and consumer loans. However, examiners emphasized performance by number of loans because it is a better indicator of the number of individuals served. When determining the overall conclusions, examiners assigned greater weight to home mortgage lending performance, as the dollar volume of home mortgage loans originated exceeded the dollar volume of consumer loans.

For the Community Development Test, examiners considered the number and dollar amount of qualified community development loans and investments and the number of community development services from the prior evaluation through the current evaluation period.

Examiners obtained demographic and economic information referenced in this evaluation from the 2020 U.S. Census, D&B, and the U.S. BLS. Financial data is based on the December 31, 2025, Report of Condition and Income (Call Report).

## **CONCLUSIONS ON PERFORMANCE CRITERIA**

### **LENDING TEST**

SCU CU's overall Lending Test performance is rated Satisfactory. The sections below discuss the credit union's performance under each criterion.

#### **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 since the previous evaluation is reasonable given the institution's size, financial condition, and assessment area credit needs. The credit union's quarterly net LTS ratio, calculated from Call Report data, averaged 86.8 percent over the past eight calendar quarters from June 30, 2024, to March 31, 2026. The credit union's quarterly net LTD ratio has remained stable throughout the evaluation period. The LTS ratio ranged from a low of 82.4 percent as of March 31, 2025, to a high of 89.0 percent as of December 31, 2025.

The credit union's average loan-to-share ratio was compared to that of two similarly situated institutions. The institution selection is based on geographic location, asset size, and lending focus.

| <b>Loan-to-Share (LTS) Ratio Comparison</b>                          |                                                  |                                          |
|----------------------------------------------------------------------|--------------------------------------------------|------------------------------------------|
| <b>Institution</b>                                                   | <b>Total Assets as of<br/>3/31/2026<br/>(\$)</b> | <b>Average Net<br/>LTD Ratio<br/>(%)</b> |
| <b>Sharon &amp; Crescent United Credit Union</b>                     | <b>1,411,029,321</b>                             | <b>86.8</b>                              |
| Liberty Bay Credit Union                                             | 839,905,103                                      | 114.1                                    |
| St. Anne's of Fall River Credit Union                                | 1,345,172,531                                    | 87.0                                     |
| <i>Source: Reports of Condition and Income 6/30/2024 - 3/31/2026</i> |                                                  |                                          |

## **Assessment Area Concentration**

The credit union made a majority of its home mortgage and consumer loans, by both number and dollar volume, within its assessment area. The following table illustrates the credit union's lending inside and outside its assessment area.

| <b>Lending Inside and Outside of the Assessment Area</b>                                                                                          |                        |             |                |             |              |                               |             |                |             |                |
|---------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|-------------|----------------|-------------|--------------|-------------------------------|-------------|----------------|-------------|----------------|
|                                                                                                                                                   | <b>Number of Loans</b> |             |                |             |              | <b>Dollar Amount of Loans</b> |             |                |             |                |
| <b>Loan Category</b>                                                                                                                              | <b>Inside</b>          |             | <b>Outside</b> |             | <b>Total</b> | <b>Inside</b>                 |             | <b>Outside</b> |             | <b>Total</b>   |
|                                                                                                                                                   | #                      | %           | #              | %           | #            | \$                            | %           | \$             | %           |                |
| Home Mortgage                                                                                                                                     |                        |             |                |             |              |                               |             |                |             |                |
| 2024                                                                                                                                              | 189                    | 64.5        | 104            | 35.5        | 293          | 33,895                        | 44.5        | 42,290         | 55.5        | 76,185         |
| 2025                                                                                                                                              | 226                    | 60.4        | 148            | 39.6        | 374          | 41,710                        | 37.7        | 68,800         | 62.3        | 110,510        |
| <b>Subtotal</b>                                                                                                                                   | <b>415</b>             | <b>62.2</b> | <b>252</b>     | <b>37.8</b> | <b>667</b>   | <b>75,605</b>                 | <b>40.5</b> | <b>111,090</b> | <b>59.5</b> | <b>186,695</b> |
| Consumer                                                                                                                                          |                        |             |                |             |              |                               |             |                |             |                |
| 2024                                                                                                                                              | 1,178                  | 70.3        | 498            | 29.7        | 1,676        | 17,101                        | 50.5        | 16,764         | 49.5        | 33,865         |
| 2025                                                                                                                                              | 1,315                  | 80.6        | 316            | 19.4        | 1,631        | 20,359                        | 72.6        | 7,692          | 27.4        | 28,051         |
| <b>Subtotal</b>                                                                                                                                   | <b>2,493</b>           | <b>75.4</b> | <b>814</b>     | <b>24.6</b> | <b>3,307</b> | <b>37,460</b>                 | <b>60.5</b> | <b>24,456</b>  | <b>39.5</b> | <b>61,918</b>  |
| <b>Total</b>                                                                                                                                      | <b>2,908</b>           | <b>73.2</b> | <b>1,066</b>   | <b>26.8</b> | <b>3,974</b> | <b>113,065</b>                | <b>45.5</b> | <b>135,546</b> | <b>54.5</b> | <b>248,613</b> |
| <i>Source: Credit Union Data</i><br><i>Due to rounding, totals may not equal 100.0</i><br><i>Dollar amounts for loans are multiplied by 1000.</i> |                        |             |                |             |              |                               |             |                |             |                |

## **Geographic Distribution**

The geographic distribution of loans reflects reasonable dispersion throughout the assessment area, particularly to low-or moderate-income geographies in the assessment area. The credit union's performance in both home mortgage and consumer lending supports this conclusion. Examiners focused on the number and percentage of loans in low- and moderate-income census tracts.

### ***Home Mortgage***

The geographic distribution of home mortgage loans reflects reasonable dispersion throughout the assessment area. The credit union's performance in low-income census tracts was below aggregate lending percentage and consistent with the demographic comparator to the same areas for 2024. In 2025, lending to low-income census tracts was below both aggregate data and the demographic comparator.

The credit union's activity also trailed aggregate lending and demographic lending in moderate-income census tracts by several percentage points in 2024. This metric decreased in 2025, trailing both aggregate lending and the demographic comparator.

| Geographic Distribution of Home Mortgage Loans                                                     |                                   |                              |            |              |               |              |
|----------------------------------------------------------------------------------------------------|-----------------------------------|------------------------------|------------|--------------|---------------|--------------|
| Tract Income Level                                                                                 | % of Owner-Occupied Housing Units | Aggregate Performance % of # | #          | %            | \$(000s)      | %            |
| Low                                                                                                |                                   |                              |            |              |               |              |
| 2024                                                                                               | 2.0                               | 3.0                          | 4          | 2.1          | 1,180         | 3.5          |
| 2025                                                                                               | 2.0                               | 2.5                          | 3          | 1.3          | 235           | 0.6          |
| Moderate                                                                                           |                                   |                              |            |              |               |              |
| 2024                                                                                               | 12.3                              | 13.2                         | 22         | 11.6         | 9,860         | 29.1         |
| 2025                                                                                               | 12.3                              | 13.2                         | 23         | 10.2         | 2,895         | 6.9          |
| Middle                                                                                             |                                   |                              |            |              |               |              |
| 2024                                                                                               | 39.5                              | 40.4                         | 69         | 36.5         | 8,835         | 26.1         |
| 2025                                                                                               | 39.5                              | 39.4                         | 73         | 32.3         | 13,355        | 32.0         |
| Upper                                                                                              |                                   |                              |            |              |               |              |
| 2024                                                                                               | 46.1                              | 43.3                         | 94         | 49.7         | 14,020        | 41.4         |
| 2025                                                                                               | 46.1                              | 45.0                         | 127        | 56.2         | 25,225        | 60.5         |
| Not Available                                                                                      |                                   |                              |            |              |               |              |
| 2024                                                                                               | 0.0                               | 0.0                          | 0          | 0.0          | 0             | 0.0          |
| 2025                                                                                               | 0.0                               | 0.0                          | 0          | 0.0          | 0             | 0.0          |
| <b>Total</b>                                                                                       |                                   |                              |            |              |               |              |
| <b>2024</b>                                                                                        | <b>100.0</b>                      | <b>100.0</b>                 | <b>189</b> | <b>100.0</b> | <b>33,895</b> | <b>100.0</b> |
| <b>2025</b>                                                                                        | <b>100.0</b>                      | <b>100.0</b>                 | <b>226</b> | <b>100.0</b> | <b>41,710</b> | <b>100.0</b> |
| Source: 2020 ACS; 2024 & 2025 HMDA Aggregate Data.<br>Due to rounding, totals may not equal 100.0% |                                   |                              |            |              |               |              |

### Consumer Loans

The credit union's consumer lending reflects more than reasonable geographic distribution. The credit union's activity in low-income tracts is above the demographic of households in the same areas. The performance remained consistent from 2024 to 2025.

The credit union's performance in moderate-income tracts is above that of the demographic of households in the same areas. This metric remained consistent from 2024 to 2025.

| Geographic Distribution of Consumer Loans                             |                 |              |              |               |              |
|-----------------------------------------------------------------------|-----------------|--------------|--------------|---------------|--------------|
| Tract Income Level                                                    | % of Households | #            | %            | \$(000s)      | %            |
| Low                                                                   |                 |              |              |               |              |
| 2024                                                                  | 4.7             | 89           | 7.6          | 841           | 4.9          |
| 2025                                                                  | 4.7             | 81           | 6.2          | 682           | 3.3          |
| Moderate                                                              |                 |              |              |               |              |
| 2024                                                                  | 16.3            | 258          | 21.9         | 2,998         | 17.5         |
| 2025                                                                  | 16.3            | 268          | 20.4         | 3,506         | 17.2         |
| Middle                                                                |                 |              |              |               |              |
| 2024                                                                  | 38.9            | 502          | 42.6         | 7,949         | 46.5         |
| 2025                                                                  | 38.9            | 586          | 44.6         | 9,449         | 46.4         |
| Upper                                                                 |                 |              |              |               |              |
| 2024                                                                  | 40.1            | 329          | 27.9         | 5,314         | 31.1         |
| 2025                                                                  | 40.1            | 379          | 28.8         | 6,719         | 33.0         |
| Not Available                                                         |                 |              |              |               |              |
| 2024                                                                  | 0.0             | 0            | 0.0          | 0             | 0.0          |
| 2025                                                                  | 0.0             | 1            | 0.1          | 3             | 0.0          |
| <b>Total</b>                                                          |                 |              |              |               |              |
| <b>2024</b>                                                           | <b>100.0</b>    | <b>1,178</b> | <b>100.0</b> | <b>17,102</b> | <b>100.0</b> |
| <b>2025</b>                                                           | <b>100.0</b>    | <b>1,315</b> | <b>100.0</b> | <b>20,359</b> | <b>100.0</b> |
| <i>Source: 2020 ACS; Due to rounding, totals may not equal 100.0%</i> |                 |              |              |               |              |

## **Borrower Profile**

The distribution of borrowers reflects, given the product lines offered by the institution, excellent penetration among retail customers of different income levels. This is supported by the credit union's performance of home mortgage and consumer lending to low- and moderate-income borrowers.

### ***Home Mortgage***

The distribution of borrowers reflects, given the demographics of the assessment area, more than reasonable penetration among individuals of different income levels including low- and moderate-income borrowers.

Home mortgage lending to low-income borrowers was above aggregate lending trends in 2024 and 2025. The credit union's lending to low-income borrowers remained consistent year-over-year. The credit union's performance to moderate-income lenders exceeded aggregate lending trends and demographic data consistently. The credit union's performance among moderate-income borrowers increased from 2024 to 2025.

| Distribution of Home Mortgage Loans by Borrower Income Level                                               |               |                              |            |              |               |              |
|------------------------------------------------------------------------------------------------------------|---------------|------------------------------|------------|--------------|---------------|--------------|
| Borrower Income Level                                                                                      | % of Families | Aggregate Performance % of # | #          | %            | \$(000s)      | %            |
| Low                                                                                                        |               |                              |            |              |               |              |
| 2024                                                                                                       | 19.1          | 4.4                          | 16         | 8.5          | 1,450         | 4.3          |
| 2025                                                                                                       | 19.1          | 4.9                          | 16         | 7.1          | 1,900         | 4.6          |
| Moderate                                                                                                   |               |                              |            |              |               |              |
| 2024                                                                                                       | 15.6          | 16.4                         | 28         | 14.8         | 2,390         | 7.1          |
| 2025                                                                                                       | 15.6          | 17.5                         | 57         | 25.2         | 6,065         | 14.5         |
| Middle                                                                                                     |               |                              |            |              |               |              |
| 2024                                                                                                       | 20.6          | 24.9                         | 53         | 28.0         | 5,435         | 16.0         |
| 2025                                                                                                       | 20.6          | 24.1                         | 55         | 24.3         | 7,545         | 18.1         |
| Upper                                                                                                      |               |                              |            |              |               |              |
| 2024                                                                                                       | 44.8          | 37.9                         | 87         | 46.0         | 16,925        | 49.9         |
| 2025                                                                                                       | 44.8          | 35.3                         | 96         | 42.5         | 26,000        | 62.3         |
| Not Available                                                                                              |               |                              |            |              |               |              |
| 2024                                                                                                       | 0.0           | 16.4                         | 5          | 2.6          | 7,695         | 22.7         |
| 2025                                                                                                       | 0.0           | 18.3                         | 2          | 0.9          | 200           | 0.5          |
| <b>Total</b>                                                                                               |               |                              |            |              |               |              |
| <b>2024</b>                                                                                                | <b>100.0</b>  | <b>100.0</b>                 | <b>189</b> | <b>100.0</b> | <b>33,895</b> | <b>100.0</b> |
| <b>2025</b>                                                                                                | <b>100.0</b>  | <b>100.0</b>                 | <b>226</b> | <b>100.0</b> | <b>41,710</b> | <b>100.0</b> |
| <i>Source: 2020 ACS; 2024 &amp; 2025 HMDA Aggregate Data; Due to rounding, totals may not equal 100.0%</i> |               |                              |            |              |               |              |

### ***Consumer Lending***

The credit union's consumer lending reflects excellent penetration of households of different income levels. The credit union's activity among low-income households exceeded the demographic of low-income households in the assessment area. The performance remained consistent from 2024 to 2025.

The credit union's performance among moderate-income households is above that of the demographic of moderate-income households in the assessment area. The institution's performance among moderate-income borrowers remained consistent from 2024 to 2025.

| Distribution of Consumer Loans by Borrower Income Level               |                 |              |              |               |              |
|-----------------------------------------------------------------------|-----------------|--------------|--------------|---------------|--------------|
| Borrower Income Level                                                 | % of Households | #            | %            | \$(000s)      | %            |
| Low                                                                   |                 |              |              |               |              |
| 2024                                                                  | 22.0            | 477          | 40.5         | 4,527         | 26.5         |
| 2025                                                                  | 22.0            | 555          | 42.2         | 6,103         | 30.0         |
| Moderate                                                              |                 |              |              |               |              |
| 2024                                                                  | 14.2            | 311          | 26.4         | 4,687         | 27.4         |
| 2025                                                                  | 14.2            | 354          | 26.9         | 5,896         | 29.0         |
| Middle                                                                |                 |              |              |               |              |
| 2024                                                                  | 16.6            | 172          | 14.6         | 3,085         | 18.0         |
| 2025                                                                  | 16.6            | 214          | 16.3         | 4,280         | 21.0         |
| Upper                                                                 |                 |              |              |               |              |
| 2024                                                                  | 47.3            | 175          | 14.9         | 4,703         | 27.5         |
| 2025                                                                  | 47.3            | 162          | 12.3         | 3,917         | 19.2         |
| Not Available                                                         |                 |              |              |               |              |
| 2024                                                                  | 0.0             | 43           | 3.6          | 99            | 0.6          |
| 2025                                                                  | 0.0             | 30           | 2.3          | 164           | 0.8          |
| <b>Total</b>                                                          |                 |              |              |               |              |
| <b>2024</b>                                                           | <b>100.0</b>    | <b>1,178</b> | <b>100.0</b> | <b>17,102</b> | <b>100.0</b> |
| <b>2025</b>                                                           | <b>100.0</b>    | <b>1,315</b> | <b>100.0</b> | <b>20,359</b> | <b>100.0</b> |
| <i>Source: 2020 ACS; Due to rounding, totals may not equal 100.0%</i> |                 |              |              |               |              |

### **Response to Complaints**

The credit union did not receive any CRA-related complaints during the evaluation period; therefore, this criterion did not impact the CRA rating.

### **Discriminatory or Other Illegal Credit Practices**

Examiners reviewed the credit union's compliance with the laws related to discrimination and other illegal credit practices, including the Fair Housing Act and Equal Credit Opportunity Act, and did not identify any discriminatory or other illegal credit practices.

### **Fair Lending Policies and Procedures**

The Division of Banks provides comments regarding the institution's fair lending policies and procedures pursuant to Regulatory Bulletin 1.3-106. The fair lending review was conducted in accordance with the Federal Financial Institutions Examination Council (FFIEC) Interagency Fair Lending Examination Procedures. The credit union has an adequate record relative to its fair lending policies and procedures.

### **Minority Application Flow**

Sharon & Crescent United Credit Union's 2024 and 2025 HMDA LARs were reviewed to determine if the credit union's application flow from different racial and ethnic groups reflected the assessment area's demographics. Comparison to aggregate data assists in deriving reasonable expectations for the rate of applications the credit union received from minority home mortgage loan applicants.

According to the American Community Survey U.S. Census data, the credit union's assessment area contained a total population of 705,499 individuals, of which 28.0 were minorities. The assessment area minority population consists of 5.9 percent Hispanic or Latino, 4.1 percent Asian, 10.0 Black/African American, 0.2 percent American Indian or Alaskan Native, and 12.6 percent Other Race.

In 2024, the credit union received 281 home mortgage loan applications from within its assessment area. Of these applications, the credit union received 69, or 24.6 percent, from racial minority applicants. Aggregate lenders from within the assessment area received 21.9 percent of applications from minority groups. For the same year, the credit union received 15, or 5.3 percent, of applications from ethnic minority groups. Aggregate lenders received 7.4 percent of applications from ethnic minority borrowers.

In 2025, the credit union received 331 home mortgage loan applications from within its assessment area. Of these applications, the credit union received 73, or 22.1 percent, from racial minority applicants. Aggregate lenders from within the assessment area received 20.1 percent of applications from minority groups. For the same year, the credit union received 26, or 7.9 percent, of applications from ethnic minority groups. Aggregate lenders received 6.7 percent of applications from ethnic minority borrowers.

The credit union's 2024 and 2025 application flow was comparable to aggregate percentages for both racial and ethnic applicants. Considering the demographics of the assessment area, market conditions, and comparisons with 2024 and 2025 aggregate data, the performance is adequate.

| Minority Application Flow                                                                       |                      |              |                           |                      |              |                           |
|-------------------------------------------------------------------------------------------------|----------------------|--------------|---------------------------|----------------------|--------------|---------------------------|
| RACE                                                                                            | Credit Union<br>2024 |              | Aggregate<br>Data<br>2024 | Credit Union<br>2025 |              | Aggregate<br>Data<br>2025 |
|                                                                                                 | #                    | %            | %                         | #                    | %            | %                         |
| American Indian/ Alaska Native                                                                  | 1                    | 0.4          | 0.3                       | 4                    | 1.2          | 0.3                       |
| Asian                                                                                           | 12                   | 4.3          | 4.9                       | 15                   | 4.5          | 4.7                       |
| Black/ African American                                                                         | 51                   | 18.1         | 14.6                      | 44                   | 13.3         | 12.9                      |
| Hawaiian/Pacific Islander                                                                       | 0                    | 0.0          | 0.2                       | 1                    | 0.3          | 0.2                       |
| 2 or more Minority                                                                              | 0                    | 0.0          | 0.3                       | 3                    | 0.9          | 0.3                       |
| Joint Race (White/Minority)                                                                     | 5                    | 1.8          | 1.7                       | 6                    | 1.8          | 1.6                       |
| <b>Total Racial Minority</b>                                                                    | <b>69</b>            | <b>24.6</b>  | <b>21.9</b>               | <b>73</b>            | <b>22.1</b>  | <b>20.1</b>               |
| White                                                                                           | 195                  | 69.4         | 54.2                      | 229                  | 69.2         | 53.9                      |
| Race Not Available                                                                              | 17                   | 6.0          | 23.9                      | 29                   | 8.8          | 26.0                      |
| <b>Total</b>                                                                                    | <b>281</b>           | <b>100.0</b> | <b>100.0</b>              | <b>331</b>           | <b>100.0</b> | <b>100.0</b>              |
| <b>ETHNICITY</b>                                                                                |                      |              |                           |                      |              |                           |
| Hispanic or Latino                                                                              | <b>10</b>            | <b>3.6</b>   | <b>5.8</b>                | <b>16</b>            | <b>4.8</b>   | <b>5.2</b>                |
| Joint (Hisp/Lat /Not Hisp/Lat)                                                                  | 5                    | 1.8          | 1.6                       | 10                   | 3.0          | 1.5                       |
| <b>Total Ethnic Minority</b>                                                                    | <b>15</b>            | <b>5.3</b>   | <b>7.4</b>                | <b>26</b>            | <b>7.9</b>   | <b>6.7</b>                |
| Not Hispanic or Latino                                                                          | 244                  | 86.8         | 68.8                      | 275                  | 83.1         | 67.7                      |
| Ethnicity Not Available                                                                         | 22                   | 7.8          | 23.8                      | 30                   | 9.1          | 25.6                      |
| <b>Total</b>                                                                                    | <b>281</b>           | <b>100.0</b> | <b>100.0</b>              | <b>331</b>           | <b>100.0</b> | <b>100.0</b>              |
| <i>Source: U.S. Census 2020, HMDA Aggregate Data 2024 and 2025, HMDA LAR Data 2024 and 2025</i> |                      |              |                           |                      |              |                           |

## COMMUNITY DEVELOPMENT TEST

SCU CU's community development test performance demonstrated a reasonable responsiveness to community development needs in its assessment area through community development loans, qualified investments, and community development services, as appropriate, considering the credit union's capacity and the need and availability of such opportunities for community development in the assessment area.

### Community Development Loans

Sharon & Crescent United Credit Union originated six community development loans totaling approximately \$1.6 million during the evaluation period. This level of activity represents a nominal increase by number and a nominal decrease by dollar amount from the previous evaluation at five qualified loans totaling approximately \$1.7 million. The current total dollar amount equates to 0.1 percent of average total assets and 0.2 percent of average net loans since the prior evaluation. The credit union was comparable with one of two similarly situated institutions by number and below both by dollar amount.

The following table illustrates the credit union's community development investments by year and purpose.

| Community Development Lending |                    |            |                    |          |                      |            |                         |          |          |              |
|-------------------------------|--------------------|------------|--------------------|----------|----------------------|------------|-------------------------|----------|----------|--------------|
| Activity Year                 | Affordable Housing |            | Community Services |          | Economic Development |            | Revitalize or Stabilize |          | Totals   |              |
|                               | #                  | \$(000s)   | #                  | \$(000s) | #                    | \$(000s)   | #                       | \$(000s) | #        | \$(000s)     |
| 12/26/2023-12/31/2023         | 0                  | 0          | 0                  | 0        | 0                    | 0          | 0                       | 0        | 0        | 0            |
| 2024                          | 1                  | 638        | 0                  | 0        | 0                    | 0          | 0                       | 0        | 1        | 638          |
| 2025                          | 0                  | 0          | 0                  | 0        | 4                    | 718        | 0                       | 0        | 4        | 718          |
| YTD 2026                      | 0                  | 0          | 0                  | 0        | 1                    | 250        | 0                       | 0        | 1        | 250          |
| <b>Total</b>                  | <b>1</b>           | <b>638</b> | <b>0</b>           | <b>0</b> | <b>5</b>             | <b>968</b> | <b>0</b>                | <b>0</b> | <b>6</b> | <b>1,606</b> |

Source: Credit Union Data

Below are notable examples of the credit union's community development loans:

- The credit union originated three Small Business Administration 504 Program loans totaling approximately \$812,500 to businesses that operate in the assessment area as well as a broader regional area. The SBA 504 loan program is an economic development program that offers small businesses an alternative method of financing that supports business and job growth. These loans received community development loan credit by supporting economic development within the broader statewide area including the assessment area.
- The credit union previously participated in a \$1 million loan fund in partnership with a local community development financial institution. The fund's purpose is to provide CRA-qualified investments to support organizations that help finance small businesses and provide support for financial intermediaries that lend or facilitate lending to low and moderate-income areas. In 2025, a \$50,000 infusion was originated to the fund. The credit union received community development credit for its \$5,000 participation portion. This loan received community development credit by supporting economic development within the credit union's assessment area.
- The credit union originated a loan for \$637,500 for the purpose of purchasing an affordable multi-family in the city of Brockton. The multi-family housing units are located in a moderate-income census tract and have below-market rents. This loan was supportive of affordable housing with the credit union's assessment area.

### **Qualified Investments**

During the evaluation period, the credit union made 78 qualified investments consisting of charitable donations totaling approximately \$283,000. This level of activity represented an increase both by dollar amount and more notably by number for donations from the previous evaluation at 48 donations totaling approximately \$281,350. The majority of the credit union's donations by number and dollar amount supported community services for low- and moderate -income individuals. These donations demonstrate the credit union's responsiveness to the needs of the low- and moderate-income individuals within the assessment area.

| Qualified Donations              |                    |              |                    |                |                      |          |                         |              |           |                |
|----------------------------------|--------------------|--------------|--------------------|----------------|----------------------|----------|-------------------------|--------------|-----------|----------------|
| Activity Year                    | Affordable Housing |              | Community Services |                | Economic Development |          | Revitalize or Stabilize |              | Totals    |                |
|                                  | #                  | \$           | #                  | \$             | #                    | \$       | #                       | \$           | #         | \$             |
| 12/26/2023-12/31/2023            | 0                  | 0            | 0                  | 0              | 0                    | 0        | 0                       | 0            | 0         | 0              |
| 2024                             | 2                  | 3,500        | 32                 | 98,550         | 0                    | 0        | 2                       | 6,250        | 36        | 108,300        |
| 2025                             | 1                  | 2,500        | 28                 | 117,000        | 0                    | 0        | 0                       | 0            | 29        | 119,500        |
| YTD 2026                         | 0                  | 0            | 13                 | 55,200         | 0                    | 0        | 0                       | 0            | 13        | 55,200         |
| <b>Total</b>                     | <b>3</b>           | <b>6,000</b> | <b>73</b>          | <b>270,750</b> | <b>0</b>             | <b>0</b> | <b>2</b>                | <b>6,250</b> | <b>78</b> | <b>283,000</b> |
| <i>Source: Credit Union Data</i> |                    |              |                    |                |                      |          |                         |              |           |                |

The following are examples of organizations that received donations from SCU CU during the evaluation period:

- Old Colony YMCA (OCYMCA)-** The Old Colony YMCA is a non-profit community service organization that provides wellness and social service programs for the community, including numerous programs geared toward low- and moderate-income individuals and at-risk children. OCYMCA has several locations in Plymouth and Norfolk county. The credit union's 2024, 2025 and 2026 contributions financed the organization's scholarships and financial assistance for low- and moderate-income families and individuals to utilize the programs, particularly including fitness programs for cancer patients experiencing financial hardship.
- Signature Healthcare (SH) -** This 501(c)3 acute hospital operating in Southeastern Massachusetts provides medical services to all in need regardless of patients' ability to pay. At 75.3 percent, SH is a community-High Public Payer hospital exceeding the 63 percent or greater of Gross Patient Service Revenue attributable to Medicare, MassHealth, and other government payers including the Health Safety Net. The credit union's donation funds benefited expansion and modernization of facility space and services in areas including the Emergency Department, Ambulatory Surgery Center, Cardiac Catheterization and Electrophysiology Suites among other needed upgrades. SCU CU's donations in 2024, 2025 and 2026 were part of a multi-year commitment for the healthcare center.
- Old Colony Habitat for Humanity (OCHFH) –** The OCHFH is a non-profit affordable housing organization that operates in southeastern MA and develops housing for low -and moderate -income households earning 80.0 percent or less of the AMI and for those living in inadequate living conditions. OCHFH also offers its clients educational workshops to ensure they have the knowledge and skills become a new homeowner. Over 2024 and 2025, the credit union's support of this organization helped to expand access to affordable housing for low- and moderate-income individuals in the assessment area.
- Westside Benevolent Circle –** The Westside Benevolent Circle works to provide charitable assistance and support to residents of Mansfield, MA who lack financial resources or are otherwise facing challenging life circumstances. The credit union's multiple donations in 2024, 2025 and 2026 were supportive of community development by providing community services to low- and moderate-income individuals.

## **Community Development Services**

Sharon & Crescent United Credit Union provided community development services in the form of employee involvement and other services. Credit union employees provided 34 instances of employee involvement, board membership, financial education, and technical assistance to 10 different community development-related organizations in the assessment area. This level of performance indicates a slight increase from its previous evaluation. The following table illustrates the credit union's community development services by year and purpose.

| <b>Community Development Services</b> |                           |                           |                             |                                |               |
|---------------------------------------|---------------------------|---------------------------|-----------------------------|--------------------------------|---------------|
| <b>Activity Year</b>                  | <b>Affordable Housing</b> | <b>Community Services</b> | <b>Economic Development</b> | <b>Revitalize or Stabilize</b> | <b>Totals</b> |
|                                       | <b>#</b>                  | <b>#</b>                  | <b>#</b>                    | <b>#</b>                       | <b>#</b>      |
| 12/26/2023-12/31/2023                 | 0                         | 1                         | 1                           | 0                              | <b>2</b>      |
| 2024                                  | 0                         | 7                         | 2                           | 0                              | <b>9</b>      |
| 2025                                  | 0                         | 11                        | 2                           | 0                              | <b>13</b>     |
| YTD 2026                              | 0                         | 8                         | 2                           | 0                              | <b>10</b>     |
| <b>Total</b>                          | <b>0</b>                  | <b>27</b>                 | <b>7</b>                    | <b>0</b>                       | <b>34</b>     |
| <i>Source: Credit Union Data</i>      |                           |                           |                             |                                |               |

The following are examples of organizations that benefited from credit union employee involvement.

### *Employee Involvement*

- **Boys & Girls Club of Metro South** – The Boys & Girls Club of Metro South is a youth development organization serving in Brockton and Taunton. Special attention is given to at-risk youth and children from disadvantaged circumstances, especially low- and moderate-income families. A senior officer served on the Board of Directors in 2025 and 2026.
- **HESSCO Elder Services** – HESSCO provides a variety of elder care services in twelve towns throughout southern Norfolk County. Notable programs catered to elders include Meals on Wheels, Home Care and Nutrition Services, and Money Management; the last of which primarily supports low-income individuals aged 60 or over. A credit union SVP serves as Finance Committee Chairman for the board of the organization. This qualifies for community development by providing community services for low- and moderate-income individuals.
- **Greater Brockton Workforce Board** – The Greater Brockton Workforce Board oversees workforce development initiatives in the region to build links between the business community and the workforce. Resources include training and educational seminars, network building, and career centers. A credit union SVP serves on the board of this organization. This qualifies for community development by supporting economic development.

### *Financial Education and Other Technical Services*

- **Massachusetts Interest on Lawyers' Trust Accounts (IOLTA)** – The credit union participates in the Massachusetts IOLTA program which provides funds for the improvement

to administration of justice and supports the delivery of legal services to low-income clients. As of this examination, the interest remitted by the credit union totaled \$105,764.

- **Banzai Financial Literacy** – The credit union sponsored 13 schools through the Banzai educational program. This program provides teachers and students with financial literacy programs at no cost. Of the 13 schools, 1 school’s population included a majority of low- and moderate-income students in East Walpole and therefore was eligible for CRA consideration.
- **GreenPath Financial Wellness (GreenPath)** – The credit union continued its partnership with GreenPath to help educate members on financial health. GreenPath provides its one-on-one financial education and counselling services to credit union members. In 2024, 68.8 percent of the households served were low- and moderate-income, and in 2025, 66.0 percent of the households served were low- and moderate-income.

## **INTERMEDIATE 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-share 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).

### **Community Development Test**

The Community Development Test considers the following criteria:

- 1) The number and amount of community development loans;
- 2) The number and amount of qualified investments;
- 3) The extent to which the institution provides community development services; and
- 4) The institution's responsiveness through such activities to the area's community development needs considering the amount and combination of these activities, along with their qualitative aspects.

## PERFORMANCE EVALUATION DISCLOSURE GUIDE

Massachusetts General Laws Chapter 167, Section 14, as amended, require all financial institution 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 (30 Pond St, Sharon, MA 02067)."

[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 agency, 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.