PUBLIC DISCLOSURE

April 6, 2026

COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION

Southbridge Credit Union
Certificate Number: 66374

179 Main Street
Southbridge, MA 01550

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.

This document is an evaluation of the Community Reinvestment Act (CRA) performance of **Southbridge Credit Union (credit union)** prepared by the Massachusetts Division of Banks (Division), the institution's supervisory agency as of **April 6, 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 credit union's performance under this test is summarized below:

Lending Test:

- The credit union's average net loan-to-share ratio is reasonable given the institution's size and financial condition, and the credit needs of its assessment area.
- The credit union made a majority of home mortgage loans outside its assessment area.
- The geographic distribution of loans reflects reasonable dispersion within the assessment area.
- The distribution of borrowers reflects reasonable penetration among individuals of different income levels (including low- and moderate income).
- The credit union has not received any CRA-related complaints since the last CRA evaluation and its fair lending procedures are considered adequate.

SCOPE OF EVALUATION

General Information

The CRA requires the Division to use its authority when examining financial institutions subject to its supervision to assess the institution's record of meeting the needs of its assessment area, including low- and moderate-income individuals and neighborhoods, consistent with safe and sound operation of the institution. Upon the conclusion of such an examination, 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 the period from the previous evaluation dated February 1, 2021, to the current evaluation dated April 6, 2026, using Interagency Small Institution CRA Procedures to evaluate CRA performance. Examiners considered lending activity from the two most recent full calendar years.

The Lending Test considered the credit union's performance according to the following criteria:

- Loan-To-Share (LTS) Ratio
- Assessment Area Concentration
- Geographic Distribution
- Borrower Profile
- Response to CRA-related complaints
- Fair Lending Policies and Procedures

This evaluation references demographic and economic information from the 2020 American Community Survey (ACS). Credit Union's financial data reflects the December 31, 2025, NCUA 5300 Quarterly Call Report.

Activities Reviewed

Examiners determined the Credit Union's major product line is home mortgage loans, considering the number and dollar volume of loans the credit union originated during the evaluation period.

Examiners analyzed home mortgage loan originations from January 1, 2024, through December 31, 2025, reported on the institution's 2024 and 2025 HMDA Loan Application Registers (LARs). Southbridge Credit Union originated 69 home mortgage loans totaling $19.9 million in 2024. In 2025, the credit union originated 57 home mortgage loans totaling $12.4 million. Examiners compared the credit union's 2024 mortgage lending to aggregate data in order to assess the reasonableness of the credit union's performance. Examiners compared the credit union's 2025 performance only to demographic data, as aggregate data was not yet available.

Examiners reviewed the number and dollar volume of home mortgage loans. While both the number and dollar volumes are presented, examiners emphasize the number of loans, rather than the dollar volume, when assessing the credit union's performance, as the number of loans better indicates the number of individuals served.

DESCRIPTION OF INSTITUTION

Background

Southbridge Credit Union, originally chartered with the Division in 1938, is a member-owned, not-for-profit credit union. Membership with the credit union is available to individuals, businesses, and organizations that reside, work, or operate in the Massachusetts counties of Bristol, Franklin, Hampden, Hampshire, Middlesex, Norfolk, and Worcester, or Windham County, Connecticut. As of December 31, 2025, the credit union had 11,332 members.

The credit union is a low-income credit union, designated by the Division and the National Credit Union Administration (NCUA). A designated low-income credit union indicates that a majority of its membership earns less than 80 percent of the median family income for the metropolitan area where they live, or the national metropolitan area, whichever is greater.

The credit union received a "High Satisfactory" rating at its previous Division of Banks CRA Performance Evaluation dated February 1, 2021, based on Interagency Small Institution CRA Examination Procedures and the Division's CRA Regulation 209 CMR 46.00.

Operations

Southbridge Credit Union is headquartered at 179 Main Street, Southbridge, Massachusetts. The credit union maintains three additional branch locations, located in Auburn, Fiskdale, and Sturbridge. The credit union also operates a lending center, located in Southbridge, situated next to the main branch. Branching hours are 8:00 AM to 4:00PM, Monday through Wednesday. Hours are extended to 6:00PM on Thursdays, and 5:00PM on Fridays. Weekend hours are available on Saturdays, 9:00AM to 1:00PM, at both the Southbridge and Sturbridge branch locations. Each branch is equipped with a drive-up teller window and a 24-hour automated teller machine (ATM). No branches have opened or closed since the previous examination.

The credit union offers a variety of personal and business banking products. Members can open Kasasa checking and saving accounts; club and money market accounts; certificates of deposit (CDs); and Individual Retirement Accounts (IRAs). Available loan products include fixed- and variable-rate home mortgages; home equity loans and lines of credit; home improvement and Mass Save HEAT loans; auto, personal, and credit builder loans; and credit cards. Available business loans include credit cards, business lines of credit, real estate-secured loans, and equipment loans.

Services are further extended through the institution's enrollment with the SUM program. Through the SUM network, members are able to access their accounts and conduct simple banking transactions, such as balance inquiries, transfer funds between accounts, and withdraw cash, at more than 1,000 affiliated surcharge-free ATMs. Finally, members of the credit union are able to access their accounts and conduct transactions utilizing 24-hour telephone banking, online, and/or mobile app services.

Ability and Capacity

As of the December 31, 2025 quarterly call report, the credit union's total assets totaled $236.3 million, held shares and deposits totaled approximately $206.9 million, and maintains a loan portfolio of $173.9 million. Over the last eight calendar quarters, the credit union's assets increased by 7.0 percent, shares increased by 11.9 percent, and total loans and leases decreased by 2.0 percent.

Residential mortgage lending accounts for a majority of the credit union's loan portfolio. First-liens on 1-4 family residential properties account for approximately 51.4 percent of all loans, followed by real-estate secured commercial loans and lines of credit, accounting for 20.4 percent of the credit union's loan portfolio. The following table provides information on the credit union's loan portfolio distribution.

Loan Portfolio Distribution as of 12/31/2025		
Loan Category	**$**	**%**
Unsecured Credit Card Loans	0	0.0
Non-Federally Guaranteed Student Loans	12,066,772	6.9
All Other Unsecured Loans/Lines of Credit	3,729,996	2.2
New Vehicle Loans	2,190,493	1.3
Used Vehicle Loans	8,255,008	4.8
All Other Secured Non-Real Estate Loans/Lines of Credit	1,679,095	1.0
Loans/Lines of Credit Secured by a First Lien on a single 1-4 Family	89,362,670	51.4
Loans/Lines of Credit Secured by a Junior Lien on a single 1-4 Family	17,013,371	9.8
Other Real Estate Loans/Lines of Credit	79,383	0.1
Commercial Loan/Real Estate Secured Line of Credit	35,413,072	20.4
Commercial Loan/Non-Real Estate Secured Line of Credit	4,061,025	2.3
Total Loans	**173,850,885**	**100.0**
Source: Reports of Income and Condition		

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 (AA) to include the following municipalities of Worcester County: Auburn, Charlton, Dudley, Oxford, Southbridge, and Sturbridge.

The following sections discuss demographic and economic information of the assessment area.

Economic and Demographic Data

The credit union's assessment area consists of 20 census tracts reflecting the following income designations according to the 2020 American Community Survey (ACS) data:

- 2 low-income tracts
- 1 moderate-income census tract
- 13 middle-income census tracts
- 4 upper-income census tracts

The following table illustrates select demographic characteristics of the AA.

Demographic Information of the Assessment Area						
Demographic Characteristics	**#**	**Low % of #**	**Moderate % of #**	**Middle % of #**	**Upper % of #**	**NA* % of #**
Geographies (Census Tracts)	20	10.0	5.0	65.0	20.0	0.0
Population by Geography	83,079	6.9	5.6	59.4	28.1	0.0
Housing Units by Geography	33,092	7.2	5.6	59.5	27.8	0.0
Owner-Occupied Units by Geography	22,693	1.8	3.2	63.6	31.4	0.0
Occupied Rental Units by Geography	8,455	19.3	12.5	51.2	16.9	0.0
Vacant Units by Geography	1,944	17.7	2.9	46.7	32.8	0.0
Businesses by Geography	7,717	6.3	3.8	56.5	33.4	0.0
Farms by Geography	214	1.4	2.8	55.6	40.2	0.0
Family Distribution by Income Level	20,983	20.5	17.9	21.7	39.9	0.0
Household Distribution by Income Level	31,148	24.8	15.5	15.1	44.7	0.0
Median Family Income MSA - 49340 Worcester, MA MSA		$99,320	Median Housing Value			$271,270
			Median Gross Rent			$959
			Families Below Poverty Level			4.7%
Source: 2020 ACS, 2025 D&B Data, and FFIEC Estimated Median Family Income; (*) The NA category consists of geographies that have not been assigned an income classification.						

The Federal Financial Institutions Examination Council (FFIEC) updated median family income level is used to analyze home mortgage loans under the Borrower Profile criterion. The low-, moderate-, middle- and upper-income categories are presented in the following table for each year during the review period:

Median Family Income Ranges				
Median Family Incomes	**Low <50%**	**Moderate 50% to <80%**	**Middle 80% to <120%**	**Upper ≥120%**
Worcester, MA MSA Median Family Income (49340)				
2024 ($114,100)	<$57,050	$57,050 to <$91,280	$91,280 to <$136,920	≥$136,920
2025 ($122,700)	<$61,350	$61,350 to <$98,160	$98,160 to <$147,240	≥$147,240
Source: FFIEC				

Competition

The assessment area is located in a competitive lending market for home mortgage loans. In 2024, there were 246 depository and non-depository lenders in the assessment area that originated or purchased 3,366 home mortgage loans. Of these lenders, Southbridge Credit Union ranked 20th, with a market share of 1.7 percent. In 2024, the top 10 financial institutions in the credit union's assessment area accounted for approximately 32.6 percent of the available market. Lenders ranking above the credit union were primarily large, national, non-depository lenders and large community banks.

Community Contact

As part of the evaluation process, examiners contact third parties that are active within the assessment area to assist in identifying the credit and community development needs. This information helps determine whether local financial institutions are responsive to those needs, and to identify what credit and community development opportunities are available.

Examiners contacted a representative of a community development organization in the credit union's assessment area. The interview identified that the greatest needs within the community are access to food resources, particularly in the historically underserved Southbridge area, as well as continued support for high-demand treatment and emergency assistance programs. Decline in donations and reduced state funding have strained food pantry operations, leading to limited inventory and increased demand. While credit needs are not a primary concern for the population served, there are gaps in supportive services such as transportation for essential needs (e.g., grocery access) and guidance for educational financing.

Credit Needs

Financial institutions can support the community by increasing involvement through financial contributions, volunteer efforts, and partnerships with local organizations. Additionally, institutions can provide value through financial education initiatives, particularly around navigating higher education financing, and by supporting programs that improve access to essential services, such as transportation and food security.

CONCLUSIONS ON PERFORMANCE CRITERIA

LENDING TEST

The credit union'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 is reasonable given the institution's size, financial condition, and membership needs.

The credit union's net LTS ratio, calculated using NCUA 5300 Quarterly Call Report data, averaged 90.1 percent over eight calendar quarters, from March 31, 2024, to December 31, 2025. The credit union's LTS ratio gradually decreased over the evaluation period, from 96.0 percent as of March 31, 2024, to 84.0 percent as of December 31, 2025. The credit union's LTS ratio was above that of two similarly situated institutions, but below another. Please refer to the table below for a comparison of the credit union's loan-to-share ratio.

Loan-to-Share Ratio Comparison		
Institution	**Total Assets as of 12/31/2025 ($)**	**Average LTS Ratio (%)**
Alden Credit Union	190,395,009	92.5
Southbridge Credit Union	**236,322,146**	**90.1**
Holyoke Credit Union	297,179,836	84.9
Greater Springfield Credit Union	226,834,946	55.4
Source: Reports of Income and Condition 03/31/2024 through 12/31/2025		

Assessment Area Concentration

The credit union's origination volume has decreased since the previous examination. Rising interest rates and high housing prices contributed to the decline in home mortgage volume. The credit union made a majority of its home mortgage loans, by both number and dollar volume, outside the institution's assessment area. The following table illustrates the credit union's lending inside and outside its assessment area.

Lending Inside and Outside of the Assessment Area										
	Number of Loans					**Dollar Amount of Loans**				
Loan Category	**Inside**		**Outside**		**Total**	**Inside**		**Outside**		**Total $(000)s**
	#	**%**	**#**	**%**	**#**	**$**	**%**	**$**	**%**	
Home Mortgage										
2024	32	46.4	37	53.6	69	4,691	23.5	15,284	76.5	19,975
2025	30	52.6	27	47.4	57	5,097	41.1	7,318	58.9	12,415
Total	62	49.5	64	50.5	126	9,788	32.3	22,602	67.7	32,390
Source: Credit Union Data										

Geographic Distribution

Considering assessment area demographics, aggregate and market share data, and performance context factors, the distribution of home mortgage loans reflects reasonable dispersion throughout the assessment area. Examiners focused on activity within low- and moderate-income census tracts.

Home Mortgage Lending

In 2024, the credit union originated five, or 15.6 percent of home mortgage loans in low-income census tracts, comparing favorably to the percentage of owner-occupied housing units, at 1.8 percent, and aggregate performance, at 3.5 percent. In 2025, no loans were made in low-income census tracts.

In 2024, the credit union's performance in moderate-income census tracts was comparable to the percentage of owner-occupied housing units, and slightly below that of aggregate performance. In 2025, the credit union made three, or 10.0 percent of home mortgage loans to moderate-income census tracts, 6.8 percentage points above the demographic indicator.

The credit union's ability to lend to low- and moderate-income census tracts is limited, as the assessment area contains only two low-income census tracts and just one moderate-income census tract. The percentage of owner-occupied housing is especially small in the assessment area's LMI census tracts, representing just 1,134 units located in those three geographies. Of the 246 lenders in the assessment area, only 90 lenders made at least one loan to a low- or moderate-income census tract. Of these lenders, Southbridge ranked second in lending to low- and moderate-income census tracts.

Geographic Distribution of Home Mortgage Loans						
Tract Income Level	**% of Owner-Occupied Housing Units**	**Aggregate Performance % of #**	**#**	**%**	**$(000s)**	**%**
Low						
2024	1.8	3.5	5	15.6	740	15.8
2025	1.8	--	0	0.0	0	0.0
Moderate						
2024	3.2	3.8	1	3.1	52	1.1
2025	3.2	--	3	10.0	310	6.1
Middle						
2024	63.6	62.3	26	81.3	3,899	83.1
2025	63.6	--	25	83.3	4,502	88.3
Upper						
2024	31.4	30.4	0	0.0	0	0.0
2025	31.4	--	2	6.7	285	5.6
Total						
2024	**100.0**	**100.0**	32	100.0	4,691	100.0
2025	**100.0**	**--**	30	100.0	5,097	100.0
Source: 2020 ACS; 2024 HMDA Aggregate Data						

Borrower Profile

Considering the demographics of the assessment area and performance context, the distribution of borrowers reflects reasonable penetration among individuals of different income levels. Examiners focused on the credit union's lending activity to low- and moderate-income borrowers.

Home Mortgage Lending

In 2024, the credit union originated seven loans, or 21.9 percent of originations, to low-income borrowers, 16.2 percentage points above aggregate performance, and slightly above the demographic comparator. In 2025, the credit union made three loans to low-income borrowers, or 10.0 percent of originated loans.

In 2024, the credit union originated five loans to moderate-income borrowers, or 15.5 percent, performing below the percentage of families and aggregate performance. In 2025, the credit union originated four loans to moderate-income borrowers, or 13.3 percent, performing below the demographic comparator.

The credit union's performance is impacted by several factors, including limited housing stock, rising housing values, and a high-interest rate environment throughout a majority of 2024 and 2025. The median housing value of the assessment area is $271,270. Low-income borrowers, earning a maximum annual income of $61,350, are likely to experience increased difficulty qualifying for a home mortgage loan under conventional underwriting standards. Additionally, 4.7 percent of families in the assessment area live below the poverty level, further limiting lending opportunities. Although the credit union's lending to low- and moderate-income borrowers decreased between 2024 and 2025, lending to both low- and moderate-income borrowers represented 23.3 percent of the credit union's lending activity within the assessment area, supporting the reasonableness of the credit union's lending performance.

Distribution of Home Mortgage Loans by Borrower Income Level						
Borrower Income Level	**% of Families**	**Aggregate Performance % of #**	**#**	**%**	**$(000s)**	**%**
Low						
2024	20.6	5.7	7	21.9	416	8.9
2025	20.6	--	3	10.0	277	5.4
Moderate						
2024	17.9	20.7	5	15.5	345	7.4
2025	17.9	--	4	13.3	330	6.5
Middle						
2024	21.7	26.4	8	25.0	429	9.2
2025	21.7	--	13	43.3	1,388	27.2
Upper						
2024	39.9	29.9	8	25.0	1,081	23.0
2025	39.9	--	7	23.3	1,705	33.5
Not Available						
2024	0.0	17.3	4	12.5	2,420	51.6
2025	0.0	--	3	10.0	1,397	27.4
Total						
2024	**100.0**	**100.0**	32	100.0	4,691	100.0
2025	**100.0**	**--**	30	100.0	5,097	100.0
Source: 2020 ACS; 2024 HMDA Aggregate Data						

Response to Complaints and Fair Lending Policies and Procedures

The Division provides comments regarding the institution's fair lending policies and procedures pursuant to Regulatory Bulletin 1.3-106. A review of the credit union's public comment file indicated the credit union received no complaints pertaining to the institution's CRA performance since the previous examination. The fair lending review was conducted in accordance with the Federal Financial Institutions Examination Council (FFIEC) Interagency Fair Lending Examination Procedures. Based on these procedures, examiners did not note any evidence of discriminatory or other illegal credit practices inconsistent with helping to meet community credit needs. The credit union's fair lending policies and procedures are adequate.

Minority Application Flow

Examiners reviewed the credit union's 2024 and 2025 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 the 2020 U.S. Census Data, the credit union's assessment area contained a total population of 82,708 with a minority population of 19.7 percent. The minority population is 12.7 percent Hispanic, 1.5 percent Black or African American, 1.8 percent Asian, 3.5 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's application activity with that of the 2024 aggregate performance. The comparison assists in deriving reasonable expectations for the rate of applications the credit union received from minority home mortgage loan applicants. Refer to the following table 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 2024**		**Aggregate Data 2024**	**Credit Union 2025**	
	#	%	%	#	%
American Indian/ Alaska Native	1	1.8	0.5	0	0.0
Asian	0	0.0	2.5	0	0.0
Black/ African American	1	1.8	3.9	1	1.7
Hawaiian/Pacific Islander	0	0.0	0.1	0	0.0
2 or more Minority	0	0.0	0.1	0	0.0
Joint Race (White/Minority)	1	1.8	1.7	3	5.2
Total Racial Minority	**3**	**5.4**	**8.8**	**4**	**6.9**
White	46	82.1	67.2	51	87.9
Race Not Available	7	12.5	24	3	5.2
Total	**56**	**100.0**	**100.0**	**58**	**100.0**
ETHNICITY					
Hispanic or Latino	4	7.1	9.5	8	13.8
Joint (Hisp/Lat /Not Hisp/Lat)	1	1.8	1.8	3	5.2
Total Ethnic Minority	**5**	**8.9**	**11.3**	**11**	**19.0**
Not Hispanic or Latino	44	78.6	65.1	43	74.1
Ethnicity Not Available	7	12.5	23.6	4	6.9
Total	**56**	**100.0**	**100.0**	**58**	**100.0**
Source: 2020 ACS; Credit Union Data, 2024 HMDA Aggregate Data					

In 2024, the credit union received 56 home mortgage loan applications from within its assessment area. Of these applications, the credit union received 3 or 5.4 percent from racial minority applicants. The credit union's percentage is below the aggregate of 8.8 percent. For the same period, the credit union also received 5 or 8.9 percent from ethnic groups of Hispanic origin within its assessment area and was below the aggregate of 11.3 percent.

In 2025, the application volume slightly increased as well as the number and percentage of applications from ethnic and racial minority applicants, particularly to the Hispanic population.

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, 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 179 Main Street, Southbridge, MA 01550

   [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.