

PUBLIC DISCLOSURE

March 24, 2025

COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION

Worcester Credit Union
Certificate Number: 64144

520 West Boylston Street
Worcester, Massachusetts 01606

Division of Banks
One Federal Street, Suite 710
Boston, Massachusetts 02110-2012

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

TABLE OF CONTENTS

INSTITUTION RATING	1
SCOPE OF EVALUATION.....	1
DESCRIPTION OF INSTITUTION	2
DESCRIPTION OF ASSESSMENT AREA	3
CONCLUSIONS ON PERFORMANCE CRITERIA.....	6
SMALL INSTITUTION PERFORMANCE CRITERIA	11
GLOSSARY	13

INSTITUTION RATING

This document is an evaluation of the CRA performance of **Worcester Credit Union (credit union)** prepared by the Massachusetts Division of Banks (Division), the institution's supervisory agency as of **March 24, 2025**. The Division rates the CRA performance of an institution consistent with the provisions set forth in Massachusetts Regulation 209 CMR 46.00.

INSTITUTION'S CRA RATING: This institution is rated **High Satisfactory**. An institution in this group has a good 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. **Worcester Credit Union's** performance under this test is summarized below:

Lending Test:

- The average net loan-to-share (LTS) ratio for the last eight quarters is reasonable given the institution's size, financial condition, and assessment area credit needs.
- A high percentage of the credit union's home mortgage loans are inside the assessment area.
- The geographic distribution of loans reflects good dispersion throughout the assessment area.
- The distribution of borrowers reflects, given the demographics of the assessment area, good 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. Fair lending policies and procedures are considered adequate.

SCOPE OF EVALUATION

General Information

The Community Reinvestment Act (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 entire assessment area, consistent with the 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 previous examination dated June 1, 2021, to the current evaluation dated March 24, 2025, using the Interagency Small Institution CRA Examination Procedures to evaluate overall CRA performance. The Lending Test, will encompass the most recent two calendar years 2023 and 2024.

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

Activities Reviewed

Examiners determined Worcester 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 loans originated from January 1, 2023, through December 31, 2024. Worcester Credit Union originated 36 home mortgage loans totaling \$3.5 million in 2023, and 102 loans totaling \$12.0 million in 2024. At the time of the examination, 2024 aggregate data was unavailable and, as such, examiners only compared the credit union's 2023 home mortgage lending to aggregate. Examiners compared the institution's 2023 and 2024 home mortgage lending performance to 2020 American Community Survey (ACS) demographic data and 2023 home mortgage lending performance to available aggregate data.

Examiners focused this examination on the institution's home mortgage lending due to its higher share of the loan portfolio (83.4 percent). Examiners focused on the number of loans, rather than the dollar volume, when assessing the institution's performance, as it is a better indicator of the number of individuals served.

DESCRIPTION OF INSTITUTION

Background

Worcester Credit Union is a Massachusetts state-chartered credit union located at 520 West Boylston Street in Worcester, Massachusetts, established in 1976. The credit union's membership is open to anyone who lives, works or goes to school in Worcester County or has a family member who is an existing member of the credit union. The credit union has 7,732 members as of December 31, 2024, and maintains a low-income designation from the NCUA.

The credit union received a "Satisfactory" rating during its prior evaluation using Small Institution Examination Procedures.

Operations

The credit union operates out of its Headquarters located at 520 West Boylston Street in Worcester. Prior to the examination, the credit union closed a branch located in a moderate-income census tract with limited access to its members. The branch was located in Worcester Technical High School at

1 Officer Manny Familia Way, Worcester, MA 01605. The branch was closed in December 2023 and served students and faculty at the high school.

The credit union offers its members checking accounts, savings accounts, money market accounts, Certificates of Deposit, debit cards, online banking, Overdraft Protection, ATM services, home mortgage loans, vehicle loans, and personal loans.

Ability and Capacity

As of December 31, 2024, the credit union had total assets of approximately \$97.2 million, total shares and deposits of approximately \$87.3 million, and total loans and leases of approximately \$59.1 million. The credit union is primarily a residential lender by dollar volume. Loans secured by first liens and junior liens on 1-4 family residential properties account for 83.4 percent of total loans by dollar. Additionally, new and used vehicle loans account for 8.5 percent of total loans, which is the second largest portion of the credit union's loan portfolio.

The following table illustrates the distribution of the credit union's loan portfolio.

Loan Portfolio Distribution as of 12/31/2024		
Loan Category	\$	%
Unsecured Credit Card Loans	\$964,833	1.6
Non-Federally Guaranteed Student Loans	\$1,087,782	1.8
All Other Unsecured Loans/Lines of Credit	\$2,469,578	4.2
New Vehicle	\$1,669,928	2.8
Used Vehicle	\$3,373,472	5.7
All Other Non-Real Estate Loans/Lines of Credit	\$256,561	0.4
Total Loans/Lines of Credit Secured by 1 st Lien 1-4 Family Residential Properties	\$25,646,662	43.4
Total Loans/Lines of Credit Secured by Junior Lien 1-4 Family Residential Properties	\$23,667,246	40.0
Total Loans	\$59,136,062	100.0
<i>Source: Reports of Condition and Income</i>		

DESCRIPTION OF ASSESSMENT AREA

The CRA requires each financial institution to define one or more assessment areas within which its CRA performance will be evaluated. Worcester Credit Union has designated its assessment area as the entirety of Worcester County, Massachusetts. This is an expansion of the assessment area since the last examination, where the credit union delineated its assessment area as the towns of Auburn, Boylston, Grafton, Holden, Leicester, Millbury, Paxton, Shrewsbury, West Boylston, and the City of Worcester.

Economic and Demographic Data

The assessment area includes 191 census tracts. The census tracts reflect the following income designations according to the 2020 ACS Census Data:

- 23 low-income tracts,
- 33 moderate-income tracts,
- 85 middle-income tracts,
- 47 upper-income tracts, and
- 3 tracts with no income designation.

The assessment area's low-income census tracts are located in Fitchburg (3), Gardner (1), Leominster (1), Southbridge (2), Webster (1), and Worcester (15). The moderate-income census tracts are located in Athol (3), Fitchburg (7), Gardner (4), Leominster (2), Milford (1), Millbury (1), Southbridge (1), Webster (1), and Worcester (13). There are also 19 Opportunity Zones throughout the assessment area. The Opportunity Zones are located in Athol (2), Clinton (2), Fitchburg (2), Gardner (2), Leominster (2), Southbridge (1), Spencer (1), Webster (1), and Worcester (6).

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

Demographic Information of the Assessment Area						
Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #	NA* % of #
Geographies (Census Tracts)	191	12.0	17.3	44.5	24.6	1.6
Population by Geography	862,111	10.8	16.2	42.8	29.4	0.9
Housing Units by Geography	336,533	10.8	16.8	44.4	27.6	0.5
Owner-Occupied Units by Geography	206,343	2.9	12.4	49.1	35.5	0.1
Occupied Rental Units by Geography	107,738	24.6	24.5	35.9	13.8	1.2
Vacant Units by Geography	22,452	16.8	20.8	41.3	20.5	0.6
Businesses by Geography	75,255	10.7	14.6	42.5	31.4	0.7
Farms by Geography	2,184	3.1	7.6	50.3	39.0	0.1
Family Distribution by Income Level	205,474	22.7	16.8	20.4	40.1	0.0
Household Distribution by Income Level	314,081	25.4	15.2	16.1	43.4	0.0
Median Family Income MSA - 49340 Worcester, MA MSA		\$99,320	Median Housing Value			\$292,771
			Median Gross Rent			\$1,095
			Families Below Poverty Level			6.4%
Source: 2020 ACS, 2024 D&B Data, and FFIEC Estimated Median Family Income: (*) The NA category consists of geographies that have not been assigned an income classification.						

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.

Median Family Income Ranges				
Median Family Incomes	Low <50%	Moderate 50% to <80%	Middle 80% to <120%	Upper ≥120%
Worcester, MA-CT MSA Median Family Income (49340)				
2023 (\$115,600)	<\$57,800	\$57,800 to <\$92,480	\$92,480 to <\$138,720	≥\$138,720
Worcester, MA MSA Median Family Income (49340)				
2024 (\$114,100)	<\$57,050	\$57,050 to <\$91,280	\$91,280 to <\$136,920	≥\$136,920
<i>Source: FFIEC</i>				

Competition

The credit union operates in a highly competitive market for retail services. According to 2024 Branch and Deposit data, there were 48 financial institutions operating 274 branches in the assessment area. Among institutions that reported deposits in the assessment area, Worcester Credit Union ranked 36th with a market share of 0.3 percent.

Additionally, the credit union's assessment area is also highly competitive in lending, with 485 lenders originating or purchasing home mortgage loans within the assessment area in 2023, of which Worcester Credit Union ranked 88th with a market share of 0.2 percent.

Community Contact

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

Examiners contacted a representative from a local community development organization that provides affordable housing in the credit union's assessment area. During the interview, the contact discussed several challenges in providing affordable housing in the organization's service area. The contact discussed the lack of available affordable housing units in the area and the age of the stock that is currently available. The contact discussed the demand for access to capital for investing in affordable housing. The contact also spoke about the need for financial literacy, especially for the Spanish-speaking community.

Credit Needs

Examiners considered economic and demographic data, information gathered from the community contact, and discussions with credit union management to determine the assessment area's primary credit and community development needs. Examiners determined that access to affordable housing

is the primary community development and credit need. Examiners also identified financial literacy opportunities to assist consumers in understanding the home buying process and how to pursue affordable housing programs and grants.

CONCLUSIONS ON PERFORMANCE CRITERIA

LENDING TEST

Loan-to-Share Ratio

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

The credit union's net LTS ratio, as calculated from the NCUA 5300 Quarterly Call Report data, averaged 65.6 percent over the past eight calendar quarters from March 31, 2023, through December 31, 2024. The ratio ranged from a low of 64.6 percent as of March 31, 2024, to a high of 67.4 percent as of September 31, 2024, showing an increasing trend during the evaluation period.

Loan to Share Ratio		
Credit Union	Total Assets as of 12/31/2024	Average Net LTS Ratio (%)
Worcester Credit Union	\$97,247,452	65.6
Allcom Credit Union	\$78,978,569	66.0
Athol Credit Union	\$94,916,509	107.3
Source: Reports of Condition and Income 03/31/2023-12/31/2024		

Assessment Area Concentration

The credit union originated a high percentage of its home mortgage loans by number and dollar amount within the assessment area.

Lending Inside and Outside of the Assessment Area										
Loan Category	Number of Loans				Total	Dollar Amount of Loans				Total
	Inside		Outside			Inside		Outside		
	#	%	#	%		#	%	\$	%	
Home Mortgage										
2023	35	97.2	1	2.8	36	3,401,610.29	98.6	50,000.00	1.4	3,451,610.29
2024	88	86.3	14	13.7	102	9,264,500.00	77.3	2,728,000.00	22.7	11,992,500.00
Subtotal	123	89.1	15	10.9	138	12,666,110.29	82.0	2,778,000.00	18.0	15,444,110.29
Total	123	89.1	15	10.9	138	12,666,110.29	82.0	2,778,000.00	18.0	15,444,110.29
Source: Credit Union Data; Due to rounding, totals may not equal 100.										

Geographic Distribution

The geographic distribution of home mortgage loans reflects good dispersion throughout the assessment area. Examiners focused on the activity within low- and moderate-income census tracts.

In 2023, the credit union originated 2 or 5.7 percent of its home mortgage loans inside of low-income census tracts, performing above the aggregate performance and the percentage of owner-occupied housing units in low-income census tracts. In 2024, the credit union originated 3 or 3.4 percent of its home mortgage loans inside of low-income census tracts, performing above both demographic data.

In 2023, the credit union originated 6 or 17.1 percent of its home mortgage loans inside of moderate-income census tracts, performing above the aggregate performance and the percentage of owner-occupied housing units in moderate-income census tracts. In 2024, the credit union originated 19 or 21.6 percent of its home mortgage loans inside of moderate-income census tracts, performing above demographic data.

Geographic Distribution of Home Mortgage Loans						
Tract Income Level	% of Owner-Occupied Housing Units	Aggregate Performance % of #	#	%	\$(000s)	%
Low						
2023	2.8	4.5	2	5.7	270	7.9
2024	2.9	--	3	3.4	400	4.3
Moderate						
2023	11.3	13.8	6	17.1	879	25.8
2024	12.4	--	19	21.6	2,157	23.3
Middle						
2023	47.7	46.2	19	54.3	1,204	35.4
2024	49.1	--	43	48.9	4,137	44.7
Upper						
2023	38.1	35.3	8	22.9	1,049	30.8
2024	35.5	--	23	26.1	2,571	27.8
Not Available						
2023	0.1	0.3	0	0.0	0	0.0
2024	0.1	--	0	0.0	0	0.0
Total						
2023	100.0	100.0	35	100.0	3,402	100.0
2024	100.0	--	88	100.0	9,265	100.0
Source: 2020 ACS; Credit Union Data, 2023 HMDA Aggregate Data, 2024 HMDA Aggregate data not available. Due to rounding, totals may not equal 100.0%						

Borrower Profile

The distribution of borrowers reflects good penetration among individuals of different income levels, including low- and moderate-income borrowers. Examiners focused on the percentage, by number, of home mortgage loans to low- and moderate-income borrowers.

In 2023, the credit union originated 3 or 8.6 percent of its home mortgage loans to low-income borrowers, which was above aggregate performance. In 2024, the credit union originated 3 or 3.4 percent of its home mortgage loans to low-income borrowers.

In 2023, the credit union originated 7 or 20.0 percent of its home mortgage loans to moderate-income borrowers, which was in line with the aggregate performance and above the percentage of families in moderate-income census tracts within the assessment area. In 2024, the credit union originated 14 or 15.9 percent of its home mortgage loans to moderate-income borrowers, which was in line with demographic data.

Distribution of Home Mortgage Loans by Borrower Income Level						
Borrower Income Level	% of Families	Aggregate Performance % of #	#	%	\$(000s)	%
Low						
2023	22.0	5.7	3	8.6	103	3.0
2024	22.7	--	3	3.4	265	2.9
Moderate						
2023	16.5	20.5	7	20.0	377	11.1
2024	16.8	--	14	15.9	1,220	13.2
Middle						
2023	19.9	25.9	10	28.6	948	27.9
2024	20.4	--	35	39.8	3,809	41.1
Upper						
2023	41.6	35.3	12	34.3	1,009	29.7
2024	40.1	--	35	39.8	3,711	40.1
Not Available						
2023	0.0	12.7	3	8.6	966	28.4
2024	0.0	--	1	1.1	260	2.8
Total						
2023	100.0	100.0	35	100.0	3,402	100.0
2024	100.0	--	88	100.0	9,265	100.0
Source: 2020 ACS; Credit Union Data, 2023 HMDA Aggregate Data, 2024 HMDA Aggregate data not available. Due to rounding, totals may not equal 100.0%						

Response to Complaints

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

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. Examiners find the credit union's record relative to fair lending policies and practices to be adequate.

Minority Application Flow

Worcester Credit Union's 2023 and 2024 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.

According to 2020 U.S. Census data, the credit union's assessment area contained a total population of 862,111 individuals. The assessment area's minority and ethnic population is 13.0 percent Hispanic or Latino, 5.9 percent Black/African American, 6.2 percent Asian, 0.2 percent American Indian or Alaska Native, 0.0 percent Native Hawaiian or other Pacific Islander, and 6.3 percent other.

Worcester Credit Union's level of applications was compared with that of the 2023 aggregate performance. The comparison of this data assists in deriving reasonable expectations for the rate of applications the credit union received from minority home mortgage loan applicants. While the credit union's 2024 performance is presented, it is not compared to aggregate due to 2024 aggregate data not being available at the time of exam, with the credit union's performance being used for trend analysis.

Refer to the table below for information on the credit union's minority application flow as well as the aggregate lenders in the credit union's assessment area

MINORITY APPLICATION FLOW					
RACE	2023		2023 Aggregate Data	2024	
	#	%	%	#	%
American Indian/ Alaska Native	0	0.0	0.5	1	0.6
Asian	0	0.0	6.0	4	2.5
Black/ African American	5	8.6	5.8	17	10.6
Hawaiian/Pacific Islander	0	0.0	0.1	2	1.3
2 or more Minority	0	0.0	0.2	1	0.6
Joint Race (White/Minority)	2	3.4	1.7	5	3.1
Total Racial Minority	7	12.0	14.3	30	18.7
White	41	70.7	62.2	104	65.0
Race Not Available	10	17.2	23.5	26	16.3
Total	58	100.0	100.0	160	100.0
ETHNICITY					
Hispanic or Latino	6	10.3	10.1	18	13.8
Joint (Hisp/Lat /Not Hisp/Lat)	1	1.7	1.7	6	3.8
Total Ethnic Minority	7	12.0	11.8	24	17.6
Not Hispanic or Latino	38	65.5	66.0	103	64.4
Ethnicity Not Available	13	22.4	22.2	29	18.1
Total	58	100.0	100.0	160	100.0
<i>Source: 2020 U.S. Census Data, HMDA Aggregate Data 2023, HMDA LAR Data 2023 and 2024</i> <i>Due to rounding, totals may not equal 100.0%</i>					

In 2023, the credit union received 58 home mortgage loan applications from within its assessment area. Of these applications, 7 or 12.0 percent were received from racial minority applicants, while the aggregate received 14.3 percent of its applications from racial minority applicants. For the same period, the credit union also received 7 applications, or 12.0 percent, from ethnic groups of Hispanic origin within its assessment area, compared to the aggregate application rate of 11.8 percent.

In 2024, the credit union received 160 home mortgage loan applications from within its assessment area. Of these applications, 30 or 18.7 percent were received from racial minority applicants. For the same period, the credit union also received 24 applications, or 17.6 percent, from ethnic groups of Hispanic origin within its assessment area.

Languages spoken at the credit union include Armenian, Russian, and Spanish.

Considering the demographic composition of the assessment area, comparisons to aggregate data, and increasing trends, the credit union's minority application flow performance is considered reasonable.

SMALL INSTITUTION PERFORMANCE CRITERIA

Lending Test

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

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

PERFORMANCE EVALUATION DISCLOSURE GUIDE

Massachusetts General Laws Chapter 167, Section 14, as amended, 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 (520 West Boylston Street, Worcester, Massachusetts 01606)."

[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.