

PUBLIC DISCLOSURE

June 15, 2026

COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION

Charles River Bank
RSSD# 947776

70 Main Street
Medway, MA 02053

Federal Reserve Bank of Boston

600 Atlantic Avenue
Boston, Massachusetts 02210

NOTE: This document is an evaluation of this bank'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 bank. This evaluation is not, nor should it be construed as, an assessment of the financial condition of this bank. The rating assigned to this bank does not represent an analysis, conclusion, or opinion of the federal financial supervisory agency concerning the safety and soundness of this financial bank.

TABLE OF CONTENTS

Institution's Community Reinvestment Act Rating	2
Scope of Examination	2
Description of Institution	2
Description of Assessment Area	4
Conclusions With Respect to Performance Criteria	7
Fair Lending or Other Illegal Credit Practices Review	10
Appendix A – Demographic Information	11
Appendix B – Glossary	14

INSTITUTION'S COMMUNITY REINVESTMENT ACT RATING

Charles River Bank (the bank) is rated Satisfactory. This rating is based on the following conclusions with respect to the performance criteria:

- The bank's loan-to-deposit ratio (LTD) is reasonable given the bank's size, financial condition, and assessment area (AA) credit needs.
- A majority of the bank's loans are originated inside the AA.
- A reasonable distribution of loans occurs throughout the bank's AA.
- Lending reflects a reasonable distribution among individuals of different income levels, including low- and moderate-income (LMI).
- Neither the bank nor the Federal Reserve Bank of Boston (Reserve Bank) received any Community Reinvestment Act (CRA)-related complaints since the previous evaluation.

SCOPE OF EXAMINATION

Examiners utilized the Federal Financial Institutions Examination Council's (FFIEC's) *Interagency Examination Procedures for Small Institutions* to evaluate the bank's CRA performance. The evaluation considered performance context, including the bank's asset size, financial condition, business strategy and market competition, as well as AA demographic and economic characteristics, aggregate lending data, and credit needs. Lending performance was assessed within the bank's only AA. Examiners reviewed the following data:

- The bank's 18-quarter average LTD ratio.
- Originated or purchased home mortgage loans reported on the bank's Loan Application Register (LAR) from January 1, 2021, to December 31, 2024, pursuant to the Home Mortgage Disclosure Act (HMDA).
- Originated or purchased HMDA loans reported for this period totaled 355 loans.
- HMDA loans reviewed included home purchase loans, refinance loans, home improvement loans, multifamily loans, and other purpose loans secured by a dwelling.
- HMDA aggregate data from January 1, 2021 to December 31, 2024.
- Demographic data primarily from the U.S. Census Bureau and the American Community Survey (ACS).

DESCRIPTION OF INSTITUTION

Charles River Bank is a state member community bank headquartered in Medway, MA. The bank's characteristics include the following:

- The bank is a wholly-owned subsidiary of Charles River Bancorp Mutual Holding Company (MHC).

- The bank does not have any lending-related affiliates.
- The bank has total assets of \$330.1 million, as of March 31, 2026.
- In addition to its main office in Medway, the bank has three additional offices located in Medway, Bellingham, and Mendon. The Bellingham and Mendon locations are full-service branches. The Medway location is a limited-service branch at Medway High School which generally serves students, faculty, and staff. There have been no changes to branch locations since the prior examination.
- Each full-service branch is equipped with ATMs. The bank does not operate any standalone ATMs.
- The bank offers consumer products including demand deposit accounts, certificates of deposit and individual retirement accounts, home mortgage loans, home equity loans, automobile loans, and credit cards. Commercial products offered include business deposit accounts, cash management, commercial real estate loans, business loans and lines of credit, business credit cards, and Small Business Administration (SBA) loans.
- As shown in the table below, the bank's primary business focus is residential real estate lending which makes up the majority of the loan portfolio, at 59.3 percent.

Table 1

Composition of Loan Portfolio as of March 31, 2026		
Loan Type	\$(000)	%
Construction and Land Development	14,071	6.0
Farmland	553	0.2
1- to 4-Family Residential Real Estate	124,646	53.1
Multifamily Residential Real Estate	14,658	6.2
Nonfarm Nonresidential Real Estate	63,447	27.0
Agricultural	0	0.0
Commercial and Industrial	9,080	3.9
Consumer	8,116	3.5
Other	12	0.0
Gross Loans	234,583	100.0
<i>Source: Call Report as of March 31, 2026</i>		
<i>Note: Percentages may not total 100.0 percent due to rounding.</i>		

The bank was rated Satisfactory under the CRA at its December 6, 2021, performance evaluation. There are no known legal, financial, or other factors impeding the bank's ability to help meet the credit needs in its communities.

DESCRIPTION OF ASSESSMENT AREA

The bank's AA, which is wholly located in Massachusetts, consists of contiguous portions of Middlesex County, Norfolk County, and Worcester County. These counties are respectively located in the Cambridge-Newton-Framingham, MA Metropolitan Division (MD); Boston, MA MD; and Worcester, MA Metropolitan Statistical Area (MSA). The two MDs are part of the Boston-Cambridge-Newton, MA-NH MSA. The 14 municipalities in the AA include Bellingham, Franklin, Medway, Millis, and Norfolk within Norfolk County; Holliston within Middlesex County; and Blackstone, Hopedale, Mendon, Milford, Millville, Northbridge, Upton, and Uxbridge within Worcester County (see Appendix A for additional demographic data and specific census tract numbers).

- There have been no changes to the AA delineation since the prior examination.
- The AA is composed of a total of 39 census tracts, of which one is moderate-income, 22 are middle-income, and 16 are upper-income. The AA does not contain any low-income tracts. The one moderate-income tract is located in Milford, MA.
- Due to the 2020 U.S. Census, the AA composition has changed since the prior examination. During the prior examination, the AA consisted of a total 31 census tracts, of which one was moderate-income, 12 were middle-income, and 18 were upper-income.
- The bank's deposit market share as of 2025 is ranked 56th at 0.2 percent. Please note that deposit market share data is at the county level and therefore does not fully reflect the bank's AA which takes partial counties.
- The AA is a highly competitive environment for home mortgage lending. The bank ranked 29th in HMDA market share in the AA for 2023, and 34th for 2024.
- One community contact was made during the examination. The contact was a representative from an organization that supports economic development of businesses, transportation improvements, and affordable housing in a regional area that includes the bank's AA. The contact stated that increasing the housing supply and improving home affordability are key needs in the area, especially as high housing costs are a barrier to hiring for local businesses. In addition, the contact stated that businesses could benefit from greater financial education on the various financing options and programs available.

Table 2

Population Change			
Assessment Area: Charles River Bank			
Area	2015 Population	2020 Population	Percent Change (%)
Assessment Area	186,544	191,942	2.9
Middlesex County, MA	1,556,116	1,632,002	4.9
Norfolk County, MA	687,721	725,981	5.6
Worcester County, MA	810,935	862,111	6.3
Massachusetts	6,705,586	7,029,917	4.8
Source: 2020 U.S. Census Bureau: Decennial Census 2011-2015 U.S. Census Bureau: American Community Survey			

- The population in the AA has increased modestly. The AA has a lower population growth rate than at the county and statewide level.
- As of 2020, the AA contains a total of 70,190 households, of which 51,469 are families.

Table 3

Median Family Income Change			
Assessment Area: Charles River Bank			
Area	2015 Median Family Income (\$)	2020 Median Family Income (\$)	Percent Change (%)
Assessment Area	110,795	121,789	9.9
Middlesex County, MA	117,749	132,362	12.4
Norfolk County, MA	123,030	132,514	7.7
Worcester County, MA	90,392	99,320	9.9
Massachusetts	95,147	106,526	12.0
Source: 2011-2015 U.S. Census Bureau: American Community Survey 2016-2020 U.S. Census Bureau: American Community Survey			
Note: Median family incomes have been inflation-adjusted and are expressed in 2020 dollars.			

- Median family incomes have increased at the AA, county, and statewide level.
- Estimated FFIEC median family income data, which is available at the MSA/MD level, indicate that nominal incomes have continued to increase through 2024. Within the Boston, MA MD, the estimated median family income is \$136,200 for 2024; for the Cambridge-Newton-Framingham, MA MD, the estimated median family income is \$146,600 for 2024; and for the Worcester, MA MSA, the estimated median family income is \$114,100 for 2024. Note that these estimated median family income numbers are not inflation adjusted.
- U.S. Census 2020 data indicates that within the AA, 13.8 percent of families are low-income, 13.7 percent of families are moderate-income, 22.3 percent are middle-income, and 50.2 percent are upper-income. In addition, 3.2 percent of total families in the AA are below the poverty level.

Table 4

Housing Cost Burden						
Assessment Area: Charles River Bank						
Area	Cost Burden – Renters			Cost Burden – Owners		
	Low-Income (%)	Moderate - Income (%)	All Renters (%)	Low-Income (%)	Moderate-Income (%)	All Owners (%)
Assessment Area	72.3	49.7	42.7	76.4	43.2	23.4
Middlesex County, MA	73.3	53.2	41.6	75.0	43.6	23.0
Norfolk County, MA	73.0	53.9	44.8	79.2	44.2	24.5
Worcester County, MA	70.0	40.7	43.7	76.4	41.8	23.0
Massachusetts	71.9	46.6	45.1	75.3	44.3	24.8
<i>Cost Burden is housing cost that equals 30 percent or more of household income.</i>						
<i>Source: U.S. Department of Housing and Urban Development (HUD), 2018-2022 Comprehensive Housing Affordability Strategy</i>						

- A significant percentage of low- and moderate-income owners and renters are burdened by housing costs in the AA. The percentage of cost-burdened renters and owners in the AA is similar to county and statewide levels.
- The median housing value in the AA is \$385,886, as of 2020. This is slightly below the median housing value statewide of \$398,800, as of 2020.
- Recent county-level housing data from The Warren Group, Peabody, MA, shows that housing values have greatly increased since 2020, further eroding housing affordability. In 2024, the median housing sales price in Middlesex County was \$770,000, in Norfolk County was \$715,000, and in Worcester County was \$450,000.
- The AA contains 73,204 housing units, of which 76.6 percent are owner-occupied, 19.3 percent are rental, and 4.1 percent are vacant.

Table 5

Unemployment Rates					
Assessment Area: Charles River Bank					
Area	2020 (%)	2021 (%)	2022 (%)	2023 (%)	2024 (%)
Assessment Area	8.2	4.7	3.2	3.2	3.7
Middlesex County, MA	7.6	4.3	3.0	3.0	3.6
Norfolk County, MA	8.7	4.7	3.2	3.1	3.7
Worcester County, MA	9.1	5.4	3.8	3.6	4.1
Massachusetts	9.3	5.3	3.6	3.5	4.0
<i>Source: Bureau of Labor Statistics: Local Area Unemployment Statistics</i>					

- Unemployment rates recovered from 2020 highs which were due to the COVID-19 pandemic recession.
- The unemployment rate in the AA generally followed county and statewide trends. The AA unemployment rate declined from 2020 and 2022, remained stable from 2022 to 2023, and then increased slightly in 2024.
- The largest employers and industries by employee count in the AA include government, manufacturing, retail trade, professional and technical services, health care and social assistance, and accommodation and food services.

CONCLUSIONS WITH RESPECT TO PERFORMANCE CRITERIA

The bank's overall lending test performance is Satisfactory. All performance criteria were equally weighted except for the bank's response to CRA complaints; as the bank did not receive any CRA complaints since the prior examination, this criterion received no weight when determining the overall performance. For the AA concentration, geographic distribution of loans, and lending to borrowers of different income levels, the number of loans was weighed more heavily than the dollar amount.

Loan-to-Deposit Ratio

This performance criterion evaluates the bank's average LTD ratio to determine the reasonableness of lending in light of performance context, such as the bank's capacity to lend, the availability of lending opportunities, the demographic and economic factors present in the AA, and in comparison to similarly situated. Similarly situated institutions were selected based on asset size, product offerings, loan portfolio composition, and location.

The bank's average LTD ratio of 73.4 percent is reasonable. The LTD ratio has shown an increasing trend over the evaluation period, from 65.8 percent, as of December 31, 2021, to 76.0 percent, as of March 31, 2026. This is primarily due to total deposits having limited growth at 1.7 percent since the previous examination, and total loans growing more robustly at 15.1 percent over the same period. Loan portfolio growth, by dollar amount, has been primarily driven by commercial lending.

Table 6

Comparative LTD Ratios December 31, 2021 – March 31, 2026			
Institution	Location	Asset Size \$(000)	LTD Ratio (%)
			18 Quarter Average
Charles River Bank	Medway, MA	330,099	73.4
Similarly Situated Institutions			
Dean Cooperative Bank	Franklin, MA	493,257	78.0
North Brookfield Savings Bank	North Brookfield, MA	439,941	75.8
Wrentham Cooperative Bank	Wrentham, MA	195,037	65.4

Source: Call Reports from December 31, 2021, to March 31, 2026

Assessment Area Concentration

This performance criterion evaluates the percentage of lending extended inside and outside of the AA. The bank originated a majority of loans, by number and dollar, inside the AA. Please refer to the table below.

Table 7

Lending Inside and Outside the Assessment Area								
Loan Type	Inside				Outside			
	#	#%	\$(000)	\$%	#	#%	\$(000)	\$%
Home Mortgage	244	68.7	66,454	59.5	111	31.3	45,261	40.5
Total Loans	244	68.7	66,454	59.5	111	31.3	45,261	40.5
Source: HMDA data from 2021 to 2024								
Note: Percentages may not total 100.0 percent due to rounding.								

Geographic Distribution of Loans

This performance criterion evaluates the bank's distribution of lending within its AA by income level of census tracts with consideration given to the dispersion of loans throughout the AA. The bank's geographic distribution of loans reflects reasonable distribution among the different census tracts and dispersion throughout the AA.

Home Mortgage Lending

The geographic distribution of home mortgage lending is reasonable. The following table provides further information on the bank's geographic distribution of home mortgage lending.

Table 8

Distribution of 2021 to 2024 Home Mortgage Lending By Income Level of Geography Assessment Area: Charles River AA							
Geographic Income Level	Bank And Aggregate Loans						Owner Occupied Units %
	Bank		Agg	Bank		Agg	
	#	#%	#%	\$(000)	\$%	\$%	
Low	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	4	1.6	1.1	2,225	3.3	1.0	0.8
Middle	90	36.9	38.4	21,915	33.0	35.9	42.4
Upper	150	61.5	60.6	42,314	63.7	63.1	56.8
Unknown	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	
Total	244	100.0	100.0	66,454	100.0	100.0	100.0
Source: 2021 - 2024 FFIEC Census Data							
2011 - 2015 to 2016 - 2020 U.S. Census Bureau: American Community Survey							
Note: Percentages may not total 100.0 percent due to rounding.							

The distribution of home mortgage lending in moderate-income tracts at 1.6 percent was comparable to aggregate lending data at 1.1 percent and above the demographic figure at 0.8 percent. There were no conspicuous gaps or lapses in the bank's lending to the moderate-income tract. Only 0.8 percent of owner-occupied units in the AA are located in the moderate-income tract, indicating limited lending opportunities. Of the total housing units in the moderate-income tract, 26.3 percent are owner-occupied, 64.6 percent are rental, and 9.0 percent are vacant.

Lending to Borrowers of Different Income Levels

This performance criterion evaluates the bank's lending to borrowers of different income levels. The bank's lending has a reasonable distribution among individuals of different income levels.

Home Mortgage Lending

The borrower distribution of home mortgage lending is reasonable. The following table provides further information on home mortgage lending by borrower income level. Note that multifamily loans are not included in the table as these loans are not evaluated for this criterion.

Table 9

Distribution of 2021 to 2024 Home Mortgage Lending By Borrower Income Level							
Assessment Area: Charles River AA							
Borrower Income Level	Bank And Aggregate Loans						Families by Family Income %
	Bank		Agg	Bank		Agg	
	#	%	%	\$(000)	%	%	
Low	17	7.1	4.5	2,273	3.6	2.2	13.5
Moderate	36	15.0	16.4	6,484	10.2	12.1	13.3
Middle	64	26.7	25.0	15,218	24.0	23.2	21.6
Upper	101	42.1	41.8	33,171	52.2	47.9	51.6
Unknown	22	9.2	12.3	6,365	10.0	14.6	0.0
Total	240	100.0	100.0	63,511	100.0	100.0	100.0
Source: 2021 - 2024 FFIEC Census Data 2011 - 2015 to 2016 - 2020 U.S. Census Bureau: American Community Survey Note: Percentages may not total 100.0 percent due to rounding.							

The distribution of home mortgage lending to low-income borrowers at 7.1 percent is above aggregate lending data at 4.5 percent and below the demographic figure at 13.5 percent, which is the percent of families by family income. Though the bank lagged the demographic indicator, the performance is still considered reasonable as families with very low-income levels may not qualify for a home mortgage loan, especially given the high home values in the AA. The bank's performance above aggregate is notable as the community contact described that the rise in home values and interest rates have eroded home affordability, including for low-income borrowers.

The distribution of home mortgage lending to moderate-income borrowers at 15.0 percent is below aggregate lending data at 16.4 percent and above the demographic figure at 13.3 percent. This performance demonstrates the bank is reasonably meeting the lending needs of moderate-income borrowers.

FAIR LENDING OR OTHER ILLEGAL CREDIT PRACTICES REVIEW

Compliance with the substantive provisions of antidiscrimination and other consumer protection laws and regulations, including the Equal Credit Opportunity Act and the Fair Housing Act, was considered as part of this CRA evaluation. No evidence of a pattern or practice of discrimination on a prohibited basis or of other illegal credit practices inconsistent with helping to meet community credit needs was identified.

APPENDIX A – DEMOGRAPHIC INFORMATION

Table A-1

2024 Charles River AA Demographics								
Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low	0	0.0	0	0.0	0	0.0	7,075	13.7
Moderate	1	2.6	952	1.8	57	6.0	7,066	13.7
Middle	22	56.4	25,272	49.1	1,047	4.1	11,492	22.3
Upper	16	41.0	25,245	49.0	560	2.2	25,836	50.2
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	39	100.0	51,469	100.0	1,664	3.2	51,469	100.0
	Housing Units by Tract	Housing Type by Tract						
		Owner-occupied			Rental		Vacant	
		#	% by tract	% by unit	#	% by unit	#	% by unit
Low	0	0	0.0	0.0	0	0.0	0	0.0
Moderate	1,748	460	0.8	26.3	1,130	64.6	158	9.0
Middle	38,797	27,274	48.6	70.3	9,752	25.1	1,771	4.6
Upper	32,659	28,348	50.5	86.8	3,226	9.9	1,085	3.3
Unknown	0	0	0.0	0.0	0	0.0	0	0.0
Total AA	73,204	56,082	100.0	76.6	14,108	19.3	3,014	4.1
	Total Businesses by Tract		Businesses by Tract & Revenue Size					
			Less Than or = \$1 Million		Over \$1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	0	0.0	0	0.0	0	0.0	0	0.0
Moderate	309	3.7	296	3.9	12	2.0	1	1.8
Middle	4,114	49.8	3,755	49.3	327	55.0	32	56.1
Upper	3,842	46.5	3,562	46.8	256	43.0	24	42.1
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	8,265	100.0	7,613	100.0	595	100.0	57	100.0
Percentage of Total Businesses:			92.1		7.2		0.7	
	Total Farms by Tract		Farms by Tract & Revenue Size					
			Less Than or = \$1 Million		Over \$1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low	0	0.0	0	0.0	0	0.0	0	0.0
Moderate	0	0.0	0	0.0	0	0.0	0	0.0
Middle	19	24.7	19	24.7	0	0.0	0	0.0
Upper	58	75.3	58	75.3	0	0.0	0	0.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	77	100.0	77	100.0	0	0.0	0	0.0
Percentage of Total Farms:			100.0		0.0		0.0	
Source: 2024 FFIEC Census Data 2016 - 2020 U.S. Census Bureau: American Community Survey Note: Percentages may not total 100.0 percent due to rounding.								

Table A-2

2021 Charles River AA Demographics								
Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low	0	0.0	0	0.0	0	0.0	6,502	13.4
Moderate	1	3.2	851	1.7	156	18.3	6,141	12.6
Middle	12	38.7	16,446	33.8	765	4.7	9,645	19.8
Upper	18	58.1	31,349	64.4	897	2.9	26,358	54.2
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	31	100.0	48,646	100.0	1,818	3.7	48,646	100.0
	Housing Units by Tract	Housing Type by Tract						
		Owner-occupied			Rental		Vacant	
		#	% by tract	% by unit	#	% by unit	#	% by unit
Low	0	0	0.0	0.0	0	0.0	0	0.0
Moderate	1,672	471	0.9	28.2	1,081	64.7	120	7.2
Middle	24,208	16,687	32.5	68.9	6,303	26.0	1,218	5.0
Upper	43,199	34,224	66.6	79.2	7,341	17.0	1,634	3.8
Unknown	0	0	0.0	0.0	0	0.0	0	0.0
Total AA	69,079	51,382	100.0	74.4	14,725	21.3	2,972	4.3
	Total Businesses by Tract	Businesses by Tract & Revenue Size						
		Less Than or = \$1 Million		Over \$1 Million		Revenue Not Reported		
		#	%	#	%	#	%	
Low	0	0.0	0	0.0	0	0.0	0	0.0
Moderate	333	3.7	316	3.8	16	2.4	1	1.5
Middle	2,666	29.6	2,457	29.7	192	29.3	17	25.4
Upper	5,993	66.6	5,496	66.5	448	68.3	49	73.1
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	8,992	100.0	8,269	100.0	656	100.0	67	100.0
Percentage of Total Businesses:				92.0		7.3		0.7
	Total Farms by Tract	Farms by Tract & Revenue Size						
		Less Than or = \$1 Million		Over \$1 Million		Revenue Not Reported		
		#	%	#	%	#	%	
Low	0	0.0	0	0.0	0	0.0	0	0.0
Moderate	0	0.0	0	0.0	0	0.0	0	0.0
Middle	15	18.3	15	18.3	0	0.0	0	0.0
Upper	67	81.7	67	81.7	0	0.0	0	0.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	82	100.0	82	100.0	0	0.0	0	0.0
Percentage of Total Farms:				100.0		0.0		0.0
Source: 2021 FFIEC Census Data 2011 - 2015 U.S. Census Bureau: American Community Survey Note: Percentages may not total 100.0 percent due to rounding.								

Table A-3

2024 Charles River AA Census Tract List			
MSA or MD Code	State Code	County Code	Tract Code
14454	25	21	4431.03
14454	25	21	4431.04
14454	25	21	4431.05
14454	25	21	4431.06
14454	25	21	4421.01
14454	25	21	4421.03
14454	25	21	4421.04
14454	25	21	4421.05
14454	25	21	4422.01
14454	25	21	4422.03
14454	25	21	4422.04
14454	25	21	4081.02
14454	25	21	4081.03
14454	25	21	4081.04
14454	25	21	4071.01
14454	25	21	4071.02
14454	25	21	4091.01
14454	25	21	4091.02
15764	25	17	3871.00
15764	25	17	3872.01
15764	25	17	3872.02
49340	25	27	7471.01
49340	25	27	7471.02
49340	25	27	7451.00
49340	25	27	7461.00
49340	25	27	7441.02
49340	25	27	7441.03
49340	25	27	7441.04
49340	25	27	7442.01
49340	25	27	7442.02
49340	25	27	7443.00
49340	25	27	7444.00
49340	25	27	7481.00
49340	25	27	7501.00
49340	25	27	7502.00
49340	25	27	7503.00
49340	25	27	7431.00
49340	25	27	7491.00
49340	25	27	7492.00

APPENDIX B – 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.

Census tract: A small subdivision of metropolitan and other densely populated counties. Census tract boundaries do not cross county lines; however, they may cross the boundaries of metropolitan statistical areas. Census tracts usually have between 2,500 and 8,000 persons, and their physical size varies widely depending upon population density. Census tracts are designed to be homogeneous with respect to population characteristics, economic status, and living conditions to allow for statistical comparisons.

Community development: Affordable housing (including multifamily rental housing) for low- or moderate-income individuals; community services targeted to low- or moderate-income individuals; activities that promote economic development by financing businesses or farms that meet the size eligibility standards of the Small Business Administration's Development Company or Small Business Investment Company programs (13 CFR 121.301) or have gross annual revenues of \$1 million or less; or, activities that revitalize or stabilize low- or moderate-income geographies, designated disaster areas; or designated distressed or underserved nonmetropolitan middle-income geographies.

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, 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 nonrelatives living with the family. Families are classified by type as either a married-couple family or other family, which 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).

Full-scope review: Performance is analyzed considering performance context, quantitative factors (for example, geographic distribution, borrower distribution, and total number and dollar amount of investments), and qualitative factors (for example, innovativeness, complexity, and responsiveness).

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

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

Home mortgage loans: Includes home purchase and home improvement loans as defined in the HMDA regulation. This definition also includes multifamily (five or more families) dwelling loans, loans for the purchase of manufactured homes and refinancings of home improvement and home purchase loans.

Household: Includes all persons occupying a housing unit. Persons not living in households are classified as living in group quarters. In 100 percent tabulations, the count of households always equals the count of occupied housing units.

Limited-scope review: Performance is analyzed using only quantitative factors (for example, geographic distribution, borrower distribution, total number and dollar amount of investments, and branch distribution).

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

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

Metropolitan area (MA): A metropolitan statistical area (MSA) or a metropolitan division (MD) as defined by the Office of Management and Budget. A MSA is a core area containing at least one urbanized area of 50,000 or more inhabitants, together with adjacent communities having a high degree of economic and social integration with that core. A MD is a division of a MSA based on specific criteria including commuting patterns. Only a MSA that has a population of at least 2.5 million may be divided into MDs.

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 percent 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 percent and less than 80 percent, in the case of a geography.

Multifamily: Refers to a residential structure that contains five or more units.

Nonmetropolitan area (NonMSA): Any area that is not located within an MSA.

Other products: Includes any unreported optional category of loans for which the institution collects and maintains data for consideration during a CRA examination. Examples of such activity include consumer loans and other loan data an institution may provide concerning its lending performance.

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.

Qualified investment: A qualified investment is defined as any lawful investment, deposit, membership share, or grant that has as its primary purpose community development.

Rated area: A rated area is a state or multistate metropolitan area. For an institution with domestic branches in only one state, the institution's CRA rating would be the state rating. If an institution maintains domestic branches in more than one state, the institution will receive a rating for each state in which those branches are located. If an institution maintains domestic branches in two or more states within a multistate metropolitan area, the institution will receive a rating for the multistate metropolitan area. For these institutions, no state ratings will be received unless the bank also maintains deposit facilities outside of the multistate metropolitan area. CRA activity is captured in either a state rating or a multistate metropolitan area rating, but not both.

Small loan(s) to business(es): A loan included in 'loans to small businesses' as defined in the Consolidated Report of Condition and Income (Call Report) instructions. These loans have original amounts of \$1 million or less and typically are either secured by nonfarm or nonresidential real estate or are classified as commercial and industrial loans. However, thrift institutions may also exercise the option to report loans secured by nonfarm residential real estate as 'small business loans' if the loans are reported on the TFR as nonmortgage, commercial loans.

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

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