

2024

# Linked Deposit Banking Report to the Mayor

---



**CITY OF BOSTON**



Prepared April 2026 by BankIQ, LLC

Front cover photo by Katie Haugland Bowen, licensed under  
CC BY 2.0 / edited from original

**Disclaimer**

The information presented in these reports is not, nor should it be construed as, an assessment of the financial condition of the subject institutions. Neither does any report represent an analysis, conclusion, or opinion of the Treasury Department or BankIQ concerning the safety and soundness of a financial institution. The data presented in the reports has been compiled from a number of federal regulatory and state regulatory agencies. The data so compiled may not necessarily reflect current activity because of delays resulting from the time required to collect, tabulate, and publish the data. While the City and BankIQ believe that they have used the most recent data available in the preparation of these reports, because of reporting delays, the data contained herein may not reflect current circumstances. Additionally, statistical data are approximations and generalizations subject to various sources of error inherent in the statistical process, and may be revised on the basis of additional data. The data contained herein describe past activity and are not presented with a view to predicting future results either in particular categories or in general. The sources used by the City and BankIQ to compile the data, which are cited herein, should be checked to ensure that the data have not been amended or revised subsequent to the date hereof.

## Table of Contents



.....	ii
Small Business Loans Overview .....	2
Amalgamated Bank .....	2
Distribution of Small Business Loans by Income Category of the Census Tract .....	2
Distribution of the Number of Small Business Loans .....	2
Distribution of the Dollar Amount of Small Business Loans .....	2
Small Business Loan Discussion.....	1
Suffolk County Small Business Loans Aggregate.....	1
Amalgamated Bank Small Business Loans .....	1
Amalgamated Bank compared to Suffolk County Aggregate .....	1
Bank of America .....	2
Distribution of Small Business Loans by Income Category of the Census Tract .....	2
Distribution of the Number of Small Business Loans .....	2
Distribution of the Dollar Amount of Small Business Loans .....	2
Small Business Loan Discussion.....	3
Suffolk County Small Business Loans Aggregate.....	3
Bank of America Small Business Loans .....	3
Bank of America compared to Suffolk County Aggregate.....	3
Berkshire Bank .....	2
Distribution of Small Business Loans by Income Category of the Census Tract .....	2
Distribution of the Number of Small Business Loans .....	2
Distribution of the Dollar Amount of Small Business Loans .....	2
Small Business Loan Discussion.....	3
Suffolk County Small Business Loans Aggregate.....	3
Berkshire Bank Small Business Loans .....	3
Berkshire Bank compared to Suffolk County Aggregate .....	3
Brookline Bank.....	2
Distribution of Small Business Loans by Income Category of the Census Tract .....	2
Distribution of the Number of Small Business Loans .....	2
Distribution of the Dollar Amount of Small Business Loans .....	2
Small Business Loan Discussion.....	3
Suffolk County Small Business Loans Aggregate.....	3
Brookline Bank Small Business Loans.....	3
Brookline Bank compared to Suffolk County Aggregate.....	3
Cambridge Savings Bank .....	3
Distribution of Small Business Loans by Income Category of the Census Tract .....	3
Distribution of the Number of Small Business Loans .....	3
Distribution of the Dollar Amount of Small Business Loans .....	3
Small Business Loan Discussion.....	4
Suffolk County Small Business Loans Aggregate.....	4
Cambridge Savings Bank Small Business Loans .....	4
Cambridge Savings Bank compared to Suffolk County Aggregate .....	4
Citizens Bank .....	2
Distribution of Small Business Loans by Income Category of the Census Tract .....	2
Distribution of the Number of Small Business Loans .....	2
Distribution of the Dollar Amount of Small Business Loans .....	2
Small Business Loan Discussion.....	3
Suffolk County Small Business Loans Aggregate.....	3
Citizens Bank Small Business Loans .....	3
Citizens Bank compared to Suffolk County Aggregate.....	3
Dedham Institution for Savings.....	2
Distribution of Small Business Loans by Income Category of the Census Tract .....	2
Distribution of the Number of Small Business Loans .....	2
Distribution of the Dollar Amount of Small Business Loans .....	2




---

Small Business Loan Discussion.....	3
Suffolk County Small Business Loans Aggregate.....	3
Dedham Institution for Savings Small Business Loans.....	3
Dedham Institution for Savings compared to Suffolk County Aggregate.....	3
Eastern Bank.....	2
Distribution of Small Business Loans by Income Category of the Census Tract.....	2
Distribution of the Number of Small Business Loans.....	2
Distribution of the Dollar Amount of Small Business Loans.....	2
Small Business Loan Discussion.....	3
Suffolk County Small Business Loans Aggregate.....	3
Eastern Bank Small Business Loans.....	3
Eastern Bank compared to Suffolk County Aggregate.....	3
JPMorgan Chase Bank.....	2
Distribution of Small Business Loans by Income Category of the Census Tract.....	2
Distribution of the Number of Small Business Loans.....	2
Distribution of the Dollar Amount of Small Business Loans.....	2
Small Business Loan Discussion.....	3
Suffolk County Small Business Loans Aggregate.....	3
JPMorgan Chase Bank Small Business Loans.....	3
JPMorgan Chase Bank compared to Suffolk County Aggregate.....	3
Leader Bank.....	2
Distribution of Small Business Loans by Income Category of the Census Tract.....	2
Distribution of the Number of Small Business Loans.....	2
Distribution of the Dollar Amount of Small Business Loans.....	2
Small Business Loan Discussion.....	3
Suffolk County Small Business Loans Aggregate.....	3
Leader Bank Small Business Loans.....	3
Leader Bank compared to Suffolk County Aggregate.....	3
Needham Bank.....	2
Distribution of Small Business Loans by Income Category of the Census Tract.....	2
Distribution of the Number of Small Business Loans.....	2
Distribution of the Dollar Amount of Small Business Loans.....	2
Small Business Loan Discussion.....	3
Suffolk County Small Business Loans Aggregate.....	3
Needham Bank Small Business Loans.....	3
Needham Bank compared to Suffolk County Aggregate.....	3
Rockland Trust Bank.....	2
Distribution of Small Business Loans by Income Category of the Census Tract.....	2
Distribution of the Number of Small Business Loans.....	2
Distribution of the Dollar Amount of Small Business Loans.....	2
Small Business Loan Discussion.....	3
Suffolk County Small Business Loans Aggregate.....	3
Rockland Trust Bank Small Business Loans.....	3
Rockland Trust Bank compared to Suffolk County Aggregate.....	3
Salem Five Bank.....	2
Distribution of Small Business Loans by Income Category of the Census Tract.....	2
Distribution of the Number of Small Business Loans.....	2
Distribution of the Dollar Amount of Small Business Loans.....	2
Small Business Loan Discussion.....	3
Suffolk County Small Business Loans Aggregate.....	3
Salem Five Bank Small Business Loans.....	3
Salem Five Bank compared to Suffolk County Aggregate.....	3
Santander Bank.....	2
Distribution of Small Business Loans by Income Category of the Census Tract.....	2




---

Distribution of the Number of Small Business Loans .....	2
Distribution of the Dollar Amount of Small Business Loans .....	2
Small Business Loan Discussion .....	3
Suffolk County Small Business Loans Aggregate .....	3
Santander Bank Small Business Loans .....	3
Santander Bank compared to Suffolk County Aggregate .....	3
South Shore Bank .....	2
Distribution of Small Business Loans by Income Category of the Census Tract .....	2
Distribution of the Number of Small Business Loans .....	2
Distribution of the Dollar Amount of Small Business Loans .....	2
Small Business Loan Discussion .....	3
Suffolk County Small Business Loans Aggregate .....	3
South Shore Bank Small Business Loans .....	3
South Shore Bank compared to Suffolk County Aggregate .....	3
TD Bank .....	2
Distribution of Small Business Loans by Income Category of the Census Tract .....	2
Distribution of the Number of Small Business Loans .....	2
Distribution of the Dollar Amount of Small Business Loans .....	2
Small Business Loan Discussion .....	3
Suffolk County Small Business Loans Aggregate .....	3
TD Bank Small Business Loans .....	3
TD Bank compared to Suffolk County Aggregate .....	3
US Bank, NA .....	2
Distribution of Small Business Loans by Income Category of the Census Tract .....	2
Distribution of the Number of Small Business Loans .....	2
Distribution of the Dollar Amount of Small Business Loans .....	2
Small Business Loan Discussion .....	3
Suffolk County Small Business Loans Aggregate .....	3
US Bank Small Business Loans .....	3
US Bank compared to Suffolk County Aggregate .....	3
Webster Bank .....	2
Distribution of Small Business Loans by Income Category of the Census Tract .....	2
Distribution of the Number of Small Business Loans .....	2
Distribution of the Dollar Amount of Small Business Loans .....	2
Small Business Loan Discussion .....	3
Suffolk County Small Business Loans Aggregate .....	3
Webster Bank Small Business Loans .....	3
Webster Bank compared to Suffolk County Aggregate .....	3
<b>BankIQ, LLC .....</b>	<b>2</b>



## Small Business Loans Overview



## Small Business Loans Overview

The following charts display the distribution of small business loans in the year 2024 in the eighteen banks that are included in City of Boston 2024 Linked Deposit Banking Report to the Mayor. The small business loan activity of these banks in the year 2024 is also compared to the Aggregate small business loan activity. The data, divided into categories based on Census Tract Income Level, is compared both by the number of loans provided in the year 2024 and the dollar amount of the loans. A discussion of the data section follows each chart.

Banks included in this analysis of small business loans include:

- Amalgamated Bank
- Bank of America
- Berkshire Bank
- Brookline Bank
- Cambridge Savings Bank
- Citizens Bank
- Dedham Institution for Savings
- Eastern Bank
- JP Morgan Chase Bank
- Leader Bank
- Needham Bank
- Rockland Trust Bank
- Salem Five Bank
- Santander Bank
- South Shore Bank
- TD Bank
- US Bank
- Webster Bank

No CRA Data was available for small business loans for the following banks included in the City of Boston 2024 Linked Deposit Banking Report to the Mayor:

- City of Boston Credit Union
- OneUnited Bank
- State Street Bank and Trust



## Amalgamated Bank



## Amalgamated Bank

<b>Distribution of Small Business Loans by Income Category of the Census Tract</b>								
Census Tract Income Level	Loan Amount at Origination <= \$100,000		Loan Amount at Origination > \$100,000 but <= \$250,000		Loan Amount at Origination > \$250,000		Loans to Businesses with Gross Annual Revenues <= \$1 million	
	#	\$ (000s)	#	\$ (000s)	#	\$ (000s)	#	\$ (000s)
Low	0	0	0	0	0	0	0	0
Moderate	1	50	0	0	0	0	0	0
Middle	0	0	0	0	0	0	0	0
Upper	0	0	0	0	0	0	0	0
<b>Total</b>	1	50	0	0	0	0	0	0

Source: U.S. Census, CRA Data for 2024

Table 1: CY2024 Small Business Loan Originations for Suffolk County, MA.

<b>Distribution of the Number of Small Business Loans</b>					
Census Tract Income Level	2024 Aggregate Lending Data (% of #)		2024 Bank Data (% of #)		Bank Compared to Aggregate
	#	%	#	%	%
Low	4535	15.39%	0	0.00%	0.0%
Moderate	6532	22.17%	1	100.00%	0.0%
Middle	6519	22.13%	0	0.00%	0.0%
Upper	11877	40.31%	0	0.00%	0.0%
<b>Total</b>	29463	100.00%	1	100.00%	0.0%

Source: U.S. Census, CRA Data (2024) and CRA Aggregate Data for 2024

Table 2: Number of CY2024 Small Business Loan Originations for Suffolk County, MA compared against Suffolk County, MA aggregate.

<b>Distribution of the Dollar Amount of Small Business Loans</b>					
Census Tract Income Level	2024 Aggregate Lending Data (% of \$)		2024 Bank Data (% of \$)		Bank Compared to Aggregate
	\$ (000s)	%	\$ (000s)	%	%
Low	90600	13.3%	0	0.00%	0.0%
Moderate	126024	18.5%	50	100.00%	0.0%
Middle	125743	18.5%	0	0.00%	0.0%
Upper	338923	49.7%	0	0.00%	0.0%
<b>Total</b>	681290	100.0%	50	100.00%	0.0%

Source: U.S. Census, CRA Data (2024) and CRA Aggregate Data for 2024

Table 3: Total Dollar Amount of CY2024 Small Business Loan Originations for Suffolk County, MA compared against Suffolk County, MA aggregate.



## **Small Business Loan Discussion**

### **Suffolk County Small Business Loans Aggregate**

In 2024, according to Suffolk County aggregate lending data, upper-income census tracts received the largest percentage, 49.7%, of small business loan dollars. The remaining small business loan dollars were distributed across the low-, moderate-, and middle-income census tracts. Low-income census tracts received 13.3% of loan dollars; moderate-income census tracts received 18.5% of loan dollars and middle-income census tracts received 18.5% of loan dollars.

### **Amalgamated Bank Small Business Loans**

Amalgamated Bank reported one small business loan in 2024 to a moderate-income borrower.

### **Amalgamated Bank compared to Suffolk County Aggregate**

Amalgamated Bank accounts for 0.0% of small business loans in Suffolk County by number, and 0% by dollar volume.





## Bank of America



## Bank of America

<b>Distribution of Small Business Loans by Income Category of the Census Tract</b>								
Census Tract Income Level	Loan Amount at Origination <= \$100,000		Loan Amount at Origination > \$100,000 but <= \$250,000		Loan Amount at Origination > \$250,000		Loans to Businesses with Gross Annual Revenues <= \$1 million	
	#	\$ (000s)	#	\$ (000s)	#	\$ (000s)	#	\$ (000s)
<b>Low</b>	407	3996	3	548	2	600	293	2732
<b>Moderate</b>	635	5876	7	1297	5	2775	444	3725
<b>Middle</b>	444	6363	3	606	2	800	325	4200
<b>Upper</b>	617	11933	16	2672	22	12269	425	7743
<b>Total</b>	2103	28168	29	5123	31	16444	1487	18400

Source: U.S. Census, CRA Data for 2024

Table 1: CY2024 Small Business Loan Originations for Suffolk County, MA.

<b>Distribution of the Number of Small Business Loans</b>					
Census Tract Income Level	2024 Aggregate Lending Data (% of #)		2024 Bank Data (% of #)		Bank Compared to Aggregate
	#	%	#	%	%
<b>Low</b>	4535	15.4%	705	19.3%	15.5%
<b>Moderate</b>	6532	22.2%	1091	29.9%	16.7%
<b>Middle</b>	6519	22.1%	774	21.2%	11.9%
<b>Upper</b>	11877	40.3%	1080	29.6%	9.1%
<b>Total</b>	29463	100.0%	3650	100.0%	12.4%

Source: U.S. Census, CRA Data (2024) and CRA Aggregate Data for 2024

Table 2: Number of CY2024 Small Business Loan Originations for Suffolk County, MA compared against Suffolk County, MA aggregate.

<b>Distribution of the Dollar Amount of Small Business Loans</b>					
Census Tract Income Level	2024 Aggregate Lending Data (% of \$)		2024 Bank Data (% of \$)		Bank Compared to Aggregate
	\$ (000s)	%	\$ (000s)	%	%
<b>Low</b>	90600	13.3%	7876	11.6%	8.7%
<b>Moderate</b>	126024	18.5%	13673	20.1%	10.8%
<b>Middle</b>	125743	18.5%	11969	17.6%	9.5%
<b>Upper</b>	338923	49.7%	34617	50.8%	10.2%
<b>Total</b>	681290	100.0%	68135	100.0%	10.0%

Source: U.S. Census, CRA Data (2024) and CRA Aggregate Data for 2024

Table 3: Total Dollar Amount of CY2024 Small Business Loan Originations for Suffolk County, MA compared against Suffolk County, MA aggregate.



### **Small Business Loan Discussion**

#### **Suffolk County Small Business Loans Aggregate**

In 2024, according to Suffolk County aggregate lending data, upper-income census tracts received the largest percentage, 49.7%, of small business loan dollars. The remaining small business loan dollars were distributed across the low-, moderate-, and middle-income census tracts. Low-income census tracts received 13.3% of loan dollars; moderate-income census tracts received 18.5% of loan dollars and middle-income census tracts received 18.5% of loan dollars.

#### **Bank of America Small Business Loans**

In Suffolk County, most of Bank of America's small business loans and loan dollars went to upper-income census tracts. The remaining loans and loan dollars were spread across the remaining census tracts.

The bank originated 11.6% of its loan dollars in lower-income census tracts, while moderate-income census tracts received 20.1% of loan dollars. Middle-income census tracts received 17.6% and upper-income census tracts received the greatest share of loan dollars at 50.8%.

The bank's distribution of loans by number followed a slightly different pattern. Lower-income census tracts received 19.3% of loans, while moderate-income census tracts received 29.9% of loans. Middle-income census tracts received 21.2% of loans by number, and upper-income census tracts were 29.6%.

#### **Bank of America compared to Suffolk County Aggregate**

Bank of America accounts for 12.4% of small business loans in Suffolk County by number, and 10.0% by dollar volume.





## Berkshire Bank, NA



## Berkshire Bank

<b>Distribution of Small Business Loans by Income Category of the Census Tract</b>								
Census Tract Income Level	Loan Amount at Origination <= \$100,000		Loan Amount at Origination > \$100,000 but <= \$250,000		Loan Amount at Origination > \$250,000		Loans to Businesses with Gross Annual Revenues <= \$1 million	
	#	\$ (000s)	#	\$ (000s)	#	\$ (000s)	#	\$ (000s)
<b>Low</b>	0	0	0	0	0	0	0	0
<b>Moderate</b>	2	19	0	0	0	0	2	19
<b>Middle</b>	0	0	0	0	0	0	0	0
<b>Upper</b>	2	82	0	0	2	828	4	910
<b>Total</b>	4	101	0	0	2	828	6	929

Source: U.S. Census, CRA Data for 2024

Table 37: CY2024 Small Business Loan Originations for Suffolk County, MA.

<b>Distribution of the Number of Small Business Loans</b>					
Census Tract Income Level	2024 Aggregate Lending Data (% of #)		2024 Bank Data (% of #)		Bank Compared to Aggregate %
	#	%	#	%	
<b>Low</b>	4535	15.4%	0	0.0%	0.0%
<b>Moderate</b>	6532	22.2%	4	33.3%	0.1%
<b>Middle</b>	6519	22.1%	0	0.0%	0.0%
<b>Upper</b>	11877	40.3%	8	66.7%	0.1%
<b>Total</b>	29463	100.0%	12	100.0%	0.0%

Source: U.S. Census, CRA Data (2024) and CRA Aggregate Data for 2024

Table 38: Number of CY2024 Small Business Loan Originations for Suffolk County, MA compared against Suffolk County, MA aggregate.

<b>Distribution of the Dollar Amount of Small Business Loans</b>					
Census Tract Income Level	2024 Aggregate Lending Data (% of \$)		2024 Bank Data (% of \$)		Bank Compared to Aggregate %
	\$ (000s)	%	\$ (000s)	%	
<b>Low</b>	90600	13.3%	0	0.0%	0.0%
<b>Moderate</b>	126024	18.5%	38	2.0%	0.0%
<b>Middle</b>	125743	18.5%	0	0.0%	0.0%
<b>Upper</b>	338923	49.7%	1820	98.0%	0.5%
<b>Total</b>	681290	100.0%	1858	100.0%	0.3%

Source: U.S. Census, CRA Data (2024) and CRA Aggregate Data for 2024

Table 39: Total Dollar Amount of CY2024 Small Business Loan Originations for Suffolk County, MA compared against Suffolk County, MA aggregate.



### **Small Business Loan Discussion**

#### **Suffolk County Small Business Loans Aggregate**

In 2024, according to Suffolk County aggregate lending data, upper-income census tracts received the largest percentage, 49.7%, of small business loan dollars. The remaining small business loan dollars were distributed across the low-, moderate-, and middle-income census tracts. Low-income census tracts received 13.3% of loan dollars; moderate-income census tracts received 18.5% of loan dollars and middle-income census tracts received 18.5% of loan dollars.

#### **Berkshire Bank Small Business Loans**

Lower-income census tracts received 0% of loans, while moderate-income census tracts received 33.3% of loans. Middle-income census tracts received 0.0% of loans by number, and upper-income census tracts received the largest share of loans, at 66.7%.

In Suffolk County, Berkshire Bank originated 0% of its loan dollars in lower-income census tracts, while moderate-income census tracts received 2.0% of loan dollars. Middle-income census tracts received 0% and upper-income census tracts received 98.0%.

#### **Berkshire Bank compared to Suffolk County Aggregate**

Berkshire Bank accounts for 0.1% of small business loans in Suffolk County, and 0.3% of small business dollars loaned.





## Brookline Bank



## Brookline Bank

<b>Distribution of Small Business Loans by Income Category of the Census Tract</b>								
Census Tract Income Level	Loan Amount at Origination <= \$100,000		Loan Amount at Origination > \$100,000 but <= \$250,000		Loan Amount at Origination > \$250,000		Loans to Businesses with Gross Annual Revenues <= \$1 million	
	#	\$ (000s)	#	\$ (000s)	#	\$ (000s)	#	\$ (000s)
<b>Low</b>	3	191	0	0	3	1712	6	1903
<b>Moderate</b>	0	0	0	0	2	1250	2	1250
<b>Middle</b>	2	78	1	175	2	860	2	203
<b>Upper</b>	0	0	1	250	6	3677	6	3527
<b>Total</b>	5	269	2	425	13	7499	16	6883

Source: U.S. Census, CRA Data for 2024

Table 37: CY2024 Small Business Loan Originations for Suffolk County, MA.

<b>Distribution of the Number of Small Business Loans</b>					
Census Tract Income Level	2024 Aggregate Lending Data (% of #)		2024 Bank Data (% of #)		Bank Compared to Aggregate %
	#	%	#	%	
<b>Low</b>	4535	15.4%	12	33.3%	0.3%
<b>Moderate</b>	6532	22.2%	4	11.1%	0.1%
<b>Middle</b>	6519	22.1%	7	19.4%	0.1%
<b>Upper</b>	11877	40.3%	13	36.1%	0.1%
<b>Total</b>	29463	100.0%	36	100.0%	0.1%

Source: U.S. Census, CRA Data (2024) and CRA Aggregate Data for 2024

Table 38: Number of CY2024 Small Business Loan Originations for Suffolk County, MA compared against Suffolk County, MA aggregate.

<b>Distribution of the Dollar Amount of Small Business Loans</b>					
Census Tract Income Level	2024 Aggregate Lending Data (% of \$)		2024 Bank Data (% of \$)		Bank Compared to Aggregate %
	\$ (000s)	%	\$ (000s)	%	
<b>Low</b>	90600	13.3%	3806	25.2%	4.2%
<b>Moderate</b>	126024	18.5%	2500	16.6%	2.0%
<b>Middle</b>	125743	18.5%	1316	8.7%	1.0%
<b>Upper</b>	338923	49.7%	7454	49.4%	2.2%
<b>Total</b>	681290	100.0%	15076	100.0%	2.2%

Source: U.S. Census, CRA Data (2024) and CRA Aggregate Data for 2024

Table 39: Total Dollar Amount of CY2024 Small Business Loan Originations for Suffolk County, MA compared against Suffolk County, MA aggregate.



### **Small Business Loan Discussion**

#### **Suffolk County Small Business Loans Aggregate**

In 2024, according to Suffolk County aggregate lending data, upper-income census tracts received the largest percentage, 49.7%, of small business loan dollars. The remaining small business loan dollars were distributed across the low-, moderate-, and middle-income census tracts. Low-income census tracts received 13.3% of loan dollars; moderate-income census tracts received 18.5% of loan dollars and middle-income census tracts received 18.5% of loan dollars. .

#### **Brookline Bank Small Business Loans**

Lower-income census tracts received 33.3% of loans, while moderate-income census tracts received 11.1% of loans. Middle-income census tracts received 19.4% of loans by number, and upper-income census tracts received 36.1%.

In Suffolk County, Brookline Bank originated 25.2% of its loan dollars in lower-income census tracts, while moderate-income census tracts received 16.6% of loan dollars. Middle-income census tracts received 8.7% and upper-income census tracts received 49.4%.

#### **Brookline Bank compared to Suffolk County Aggregate**

Brookline Bank accounts for 0.1% of small business loans in Suffolk County, and 2.2% of small business dollars loaned.





## Cambridge Savings Bank



## Cambridge Savings Bank

<b>Distribution of Small Business Loans by Income Category of the Census Tract</b>								
Census Tract Income Level	Loan Amount at Origination <= \$100,000		Loan Amount at Origination > \$100,000 but <= \$250,000		Loan Amount at Origination > \$250,000		Loans to Businesses with Gross Annual Revenues <= \$1 million	
	#	\$ (000s)	#	\$ (000s)	#	\$ (000s)	#	\$ (000s)
Low	0	0	0	0	0	0	0	0
Moderate	0	0	1	174	1	750	0	0
Middle	2	75	1	250	4	2604	4	846
Upper	0	0	0	0	1	300	0	0
<b>Total</b>	<b>2</b>	<b>75</b>	<b>2</b>	<b>424</b>	<b>6</b>	<b>3654</b>	<b>4</b>	<b>846</b>

Source: U.S. Census, CRA Data for 2024

Table 16: CY2024 Small Business Loan Originations for Suffolk County, MA.

<b>Distribution of the Number of Small Business Loans</b>					
Census Tract Income Level	2024 Aggregate Lending Data (% of #)		2024 Bank Data (% of #)		Bank Compared to Aggregate %
	#	%	#	%	
Low	4535	15.4%	0	0.0%	0.0%
Moderate	6532	22.2%	2	14.3%	0.0%
Middle	6519	22.1%	11	78.6%	0.2%
Upper	11877	40.3%	1	7.1%	0.0%
<b>Total</b>	<b>29463</b>	<b>100.0%</b>	<b>14</b>	<b>100.0%</b>	<b>0.0%</b>

Source: U.S. Census, CRA Data (2024) and CRA Aggregate Data for 2024

Table 17: Number of CY2024 Small Business Loan Originations for Suffolk County, MA compared against Suffolk County, MA aggregate.

<b>Distribution of the Dollar Amount of Small Business Loans</b>					
Census Tract Income Level	2024 Aggregate Lending Data (% of \$)		2024 Bank Data (% of \$)		Bank Compared to Aggregate %
	\$ (000s)	%	\$ (000s)	%	
Low	90600	13.3%	0	0.0%	0.0%
Moderate	126024	18.5%	924	18.5%	0.7%
Middle	125743	18.5%	3775	75.5%	3.0%
Upper	338923	49.7%	300	6.0%	0.1%
<b>Total</b>	<b>681290</b>	<b>100.0%</b>	<b>4999</b>	<b>100.0%</b>	<b>0.7%</b>

Source: U.S. Census, CRA Data (2024) and CRA Aggregate Data for 2024

Table 18: Total Dollar Amount of CY2024 Small Business Loan Originations for Suffolk County, MA compared against Suffolk County, MA aggregate.



## **Small Business Loan Discussion**

### **Suffolk County Small Business Loans Aggregate**

In 2024, according to Suffolk County aggregate lending data, upper-income census tracts received the largest percentage, 49.7%, of small business loan dollars. The remaining small business loan dollars were distributed across the low-, moderate-, and middle-income census tracts. Low-income census tracts received 13.3% of loan dollars; moderate-income census tracts received 18.5% of loan dollars and middle-income census tracts received 18.5% of loan dollars. .

### **Cambridge Savings Bank Small Business Loans**

Lower-income census tracts received 0.0% of loans, while moderate-income census tracts received 14.3% of loans. Middle-income census tracts received 78.6% of loans by number, and upper-income census tracts 7.1%.

In Suffolk County, Cambridge Savings Bank originated 0% of its loan dollars in lower-income census tracts, while moderate-income census tracts received 18.5% of loan dollars. Middle-income census tracts received 75.5% and upper-income census tracts received 6.0%.

### **Cambridge Savings Bank compared to Suffolk County Aggregate**

Cambridge Savings Bank accounts for 0.0% of small business loans in Suffolk County by number, and 0.7% by dollar amount.





## Citizens Bank



## Citizens Bank

<b>Distribution of Small Business Loans by Income Category of the Census Tract</b>								
Census Tract Income Level	Loan Amount at Origination <= \$100,000		Loan Amount at Origination > \$100,000 but <= \$250,000		Loan Amount at Origination > \$250,000		Loans to Businesses with Gross Annual Revenues <= \$1 million	
	#	\$ (000s)	#	\$ (000s)	#	\$ (000s)	#	\$ (000s)
<b>Low</b>	84	367	2	253	0	0	36	302
<b>Moderate</b>	114	1871	7	1281	0	0	107	1358
<b>Middle</b>	110	1445	4	652	2	600	109	1500
<b>Upper</b>	124	290	0	0	0	0	20	184
<b>Total</b>	432	3973	13	2186	2	600	272	3344

Source: U.S. Census, CRA Data for 2024

Table 16: CY2024 Small Business Loan Originations for Suffolk County, MA.

<b>Distribution of the Number of Small Business Loans</b>					
Census Tract Income Level	2024 Aggregate Lending Data (% of #)		2024 Bank Data (% of #)		Bank Compared to Aggregate %
	#	%	#	%	
<b>Low</b>	4535	15.4%	122	17.0%	2.7%
<b>Moderate</b>	6532	22.2%	228	31.7%	3.5%
<b>Middle</b>	6519	22.1%	225	31.3%	3.5%
<b>Upper</b>	11877	40.3%	144	20.0%	1.2%
<b>Total</b>	29463	100.0%	719	100.0%	2.4%

Source: U.S. Census, CRA Data (2024) and CRA Aggregate Data for 2024

Table 17: Number of CY2024 Small Business Loan Originations for Suffolk County, MA compared against Suffolk County, MA aggregate.

<b>Distribution of the Dollar Amount of Small Business Loans</b>					
Census Tract Income Level	2024 Aggregate Lending Data (% of \$)		2024 Bank Data (% of \$)		Bank Compared to Aggregate %
	\$ (000s)	%	\$ (000s)	%	
<b>Low</b>	90600	13.3%	922	9.1%	1.0%
<b>Moderate</b>	126024	18.5%	4510	44.6%	3.6%
<b>Middle</b>	125743	18.5%	4197	41.5%	3.3%
<b>Upper</b>	338923	49.7%	474	4.7%	0.1%
<b>Total</b>	681290	100.0%	10103	100.0%	1.5%

Source: U.S. Census, CRA Data (2024) and CRA Aggregate Data for 2024

Table 18: Total Dollar Amount of CY2024 Small Business Loan Originations for Suffolk County, MA compared against Suffolk County, MA aggregate.



### **Small Business Loan Discussion**

#### **Suffolk County Small Business Loans Aggregate**

In 2024, according to Suffolk County aggregate lending data, upper-income census tracts received the largest percentage, 49.7%, of small business loan dollars. The remaining small business loan dollars were distributed across the low-, moderate-, and middle-income census tracts. Low-income census tracts received 13.3% of loan dollars; moderate-income census tracts received 18.5% of loan dollars and middle-income census tracts received 18.5% of loan dollars. .

#### **Citizens Bank Small Business Loans**

Lower-income census tracts received 17.0% of loans, while moderate-income census tracts received 31.7% of loans. Middle-income census tracts received 31.3% of loans by number, and upper-income census tracts 20.0%.

In Suffolk County, Citizens Bank originated 9.1% of its loan dollars in lower-income census tracts, while moderate-income census tracts received 44.6% of loan dollars. Middle-income census tracts received 41.5% and upper-income census tracts received 4.7%.

#### **Citizens Bank compared to Suffolk County Aggregate**

Citizens Bank accounts for 2.4% of small business loans in Suffolk County by number, and 1.5% by dollar amount.





## Dedham Institution for Savings



## Dedham Institution for Savings

<b>Distribution of Small Business Loans by Income Category of the Census Tract</b>								
Census Tract Income Level	Loan Amount at Origination <= \$100,000		Loan Amount at Origination > \$100,000 but <= \$250,000		Loan Amount at Origination > \$250,000		Loans to Businesses with Gross Annual Revenues <= \$1 million	
	#	\$ (000s)	#	\$ (000s)	#	\$ (000s)	#	\$ (000s)
<b>Low</b>	0	0	0	0	0	0	0	0
<b>Moderate</b>	1	100	0	0	0	0	1	100
<b>Middle</b>	1	84	0	0	1	800	1	800
<b>Upper</b>	1	0	0	0	0	0	0	0
<b>Total</b>	3	184	0	0	1	800	2	900

Source: U.S. Census, CRA Data for 2024

Table 7: CY2024 Small Business Loan Originations for Suffolk County, MA.

<b>Distribution of the Number of Small Business Loans</b>					
Census Tract Income Level	2024 Aggregate Lending Data (% of #)		2024 Bank Data (% of #)		Bank Compared to Aggregate
	#	%	#	%	%
<b>Low</b>	4535	15.4%	0	0.0%	0.0%
<b>Moderate</b>	6532	22.2%	2	33.3%	0.0%
<b>Middle</b>	6519	22.1%	3	50.0%	0.0%
<b>Upper</b>	11877	40.3%	1	16.7%	0.0%
<b>Total</b>	29463	100.0%	6	100.0%	0.0%

Source: U.S. Census, CRA Data (2024) and CRA Aggregate Data for 2024

Table 8: Number of CY2024 Small Business Loan Originations for Suffolk County, MA compared against Suffolk County, MA aggregate.

<b>Distribution of the Dollar Amount of Small Business Loans</b>					
Census Tract Income Level	2024 Aggregate Lending Data (% of \$)		2024 Bank Data (% of \$)		Bank Compared to Aggregate
	\$ (000s)	%	\$ (000s)	%	%
<b>Low</b>	90600	13.3%	0	0.0%	0.0%
<b>Moderate</b>	126024	18.5%	200	10.6%	0.2%
<b>Middle</b>	125743	18.5%	1684	89.4%	1.3%
<b>Upper</b>	338923	49.7%	0	0.0%	0.0%
<b>Total</b>	681290	100.0%	1884	100.0%	0.3%

Source: U.S. Census, CRA Data (2024) and CRA Aggregate Data for 2024

Table 9: Total Dollar Amount of CY2024 Small Business Loan Originations for Suffolk County, MA compared against Suffolk County, MA aggregate.



## **Small Business Loan Discussion**

### **Suffolk County Small Business Loans Aggregate**

In 2024, according to Suffolk County aggregate lending data, upper-income census tracts received the largest percentage, 49.7%, of small business loan dollars. The remaining small business loan dollars were distributed across the low-, moderate-, and middle-income census tracts. Low-income census tracts received 13.3% of loan dollars; moderate-income census tracts received 18.5% of loan dollars and middle-income census tracts received 18.5% of loan dollars. .

### **Dedham Institution for Savings Small Business Loans**

Lower-income census tracts received 0.0% of loans, while moderate-income census tracts received 33.3% of loans. Middle-income census tracts received 50.0% of loans by number, and upper-income census tracts 16.7%.

In Suffolk County, Dedham Institution for Savings originated 0.0% of its loan dollars in lower-income census tracts, while moderate-income census tracts received 10.6% of loan dollars. Middle-income census tracts received 89.4% and upper-income census tracts received 0%.

### **Dedham Institution for Savings compared to Suffolk County Aggregate**

Dedham Institution for Savings accounts for 0% of the number of small business loans in Suffolk County, and 0.3% of aggregate small business loan dollars.





## Eastern Bank, NA



## Eastern Bank

<b>Distribution of Small Business Loans by Income Category of the Census Tract</b>								
Census Tract Income Level	Loan Amount at Origination <= \$100,000		Loan Amount at Origination > \$100,000 but <= \$250,000		Loan Amount at Origination > \$250,000		Loans to Businesses with Gross Annual Revenues <= \$1 million	
	#	\$ (000s)	#	\$ (000s)	#	\$ (000s)	#	\$ (000s)
<b>Low</b>	13	315	3	495	0	0	7	660
<b>Moderate</b>	26	1441	4	922	10	6611	26	5200
<b>Middle</b>	19	708	3	440	2	1899	18	1830
<b>Upper</b>	29	22	1	200	3	2400	2	22
<b>Total</b>	87	2486	11	2057	15	10910	53	7712

Source: U.S. Census, CRA Data for 2024

Table 37: CY2024 Small Business Loan Originations for Suffolk County, MA.

<b>Distribution of the Number of Small Business Loans</b>					
Census Tract Income Level	2024 Aggregate Lending Data (% of #)		2024 Bank Data (% of #)		Bank Compared to Aggregate %
	#	%	#	%	
<b>Low</b>	4535	15.4%	23	13.9%	0.5%
<b>Moderate</b>	6532	22.2%	66	39.8%	1.0%
<b>Middle</b>	6519	22.1%	42	25.3%	0.6%
<b>Upper</b>	11877	40.3%	35	21.1%	0.3%
<b>Total</b>	29463	100.0%	166	100.0%	0.6%

Source: U.S. Census, CRA Data (2024) and CRA Aggregate Data for 2024

Table 38: Number of CY2024 Small Business Loan Originations for Suffolk County, MA compared against Suffolk County, MA aggregate.

<b>Distribution of the Dollar Amount of Small Business Loans</b>					
Census Tract Income Level	2024 Aggregate Lending Data (% of \$)		2024 Bank Data (% of \$)		Bank Compared to Aggregate %
	\$ (000s)	%	\$ (000s)	%	
<b>Low</b>	90600	13.3%	1470	6.3%	1.6%
<b>Moderate</b>	126024	18.5%	14174	61.2%	11.2%
<b>Middle</b>	125743	18.5%	4877	21.1%	3.9%
<b>Upper</b>	338923	49.7%	2644	11.4%	0.8%
<b>Total</b>	681290	100.0%	23165	100.0%	3.4%

Source: U.S. Census, CRA Data (2024) and CRA Aggregate Data for 2024

Table 39: Total Dollar Amount of CY2024 Small Business Loan Originations for Suffolk County, MA compared against Suffolk County, MA aggregate.



### **Small Business Loan Discussion**

#### **Suffolk County Small Business Loans Aggregate**

In 2024, according to Suffolk County aggregate lending data, upper-income census tracts received the largest percentage, 49.7%, of small business loan dollars. The remaining small business loan dollars were distributed across the low-, moderate-, and middle-income census tracts. Low-income census tracts received 13.3% of loan dollars; moderate-income census tracts received 18.5% of loan dollars and middle-income census tracts received 18.5% of loan dollars. .

#### **Eastern Bank Small Business Loans**

Lower-income census tracts received 13.9% of loans, while moderate-income census tracts received 39.8% of loans. Middle-income census tracts received 25.3% of loans by number, and upper-income census tracts received 21.1% of the loans by number.

In Suffolk County, Eastern Bank originated 6.3% of its loan dollars in lower-income census tracts, while moderate-income census tracts received 61.2% of loan dollars. Middle-income census tracts received 21.1% and upper-income census tracts received 11.4%.

#### **Eastern Bank compared to Suffolk County Aggregate**

Eastern Bank accounts for 0.6% of small business loans in Suffolk County, and 3.4% of small business dollars loaned.





## JPMorgan Chase Bank



## JPMorgan Chase Bank

<b>Distribution of Small Business Loans by Income Category of the Census Tract</b>								
Census Tract Income Level	Loan Amount at Origination <= \$100,000		Loan Amount at Origination > \$100,000 but <= \$250,000		Loan Amount at Origination > \$250,000		Loans to Businesses with Gross Annual Revenues <= \$1 million	
	#	\$ (000s)	#	\$ (000s)	#	\$ (000s)	#	\$ (000s)
<b>Low</b>	532	5151	1	200	0	0	425	3964
<b>Moderate</b>	791	7120	1	130	0	0	621	5422
<b>Middle</b>	863	7868	2	295	0	0	666	5915
<b>Upper</b>	1582	16193	1	250	3	1300	1144	11092
<b>Total</b>	3768	36332	5	875	3	1300	2856	26393

Source: U.S. Census, CRA Data for 2024

Table 28: CY2024 Small Business Loan Originations for Suffolk County, MA.

<b>Distribution of the Number of Small Business Loans</b>					
Census Tract Income Level	2024 Aggregate Lending Data (% of #)		2024 Bank Data (% of #)		Bank Compared to Aggregate %
	#	%	#	%	
<b>Low</b>	4535	15.4%	958	14.4%	21.1%
<b>Moderate</b>	6532	22.2%	1413	21.3%	21.6%
<b>Middle</b>	6519	22.1%	1531	23.1%	23.5%
<b>Upper</b>	11877	40.3%	2730	41.2%	23.0%
<b>Total</b>	29463	100.0%	6632	100.0%	22.5%

Source: U.S. Census, CRA Data (2024) and CRA Aggregate Data for 2024

Table 29: Number of CY2024 Small Business Loan Originations for Suffolk County, MA compared against Suffolk County, MA aggregate.

<b>Distribution of the Dollar Amount of Small Business Loans</b>					
Census Tract Income Level	2024 Aggregate Lending Data (% of \$)		2024 Bank Data (% of \$)		Bank Compared to Aggregate %
	\$ (000s)	%	\$ (000s)	%	
<b>Low</b>	90600	13.3%	9315	14.4%	10.3%
<b>Moderate</b>	126024	18.5%	12672	19.5%	10.1%
<b>Middle</b>	125743	18.5%	14078	21.7%	11.2%
<b>Upper</b>	338923	49.7%	28835	44.4%	8.5%
<b>Total</b>	681290	100.0%	64900	100.0%	9.5%

Source: U.S. Census, CRA Data (2024) and CRA Aggregate Data for 2024

Table 30: Total Dollar Amount of CY2024 Small Business Loan Originations for Suffolk County, MA compared against Suffolk County, MA aggregate.



## **Small Business Loan Discussion**

### **Suffolk County Small Business Loans Aggregate**

In 2024, according to Suffolk County aggregate lending data, upper-income census tracts received the largest percentage, 49.7%, of small business loan dollars. The remaining small business loan dollars were distributed across the low-, moderate-, and middle-income census tracts. Low-income census tracts received 13.3% of loan dollars; moderate-income census tracts received 18.5% of loan dollars and middle-income census tracts received 18.5% of loan dollars. .

### **JPMorgan Chase Bank Small Business Loans**

Lower-income census tracts received 14.4% of loans, while moderate-income census tracts received 21.3% of loans. Middle-income census tracts received 23.1% of loans by number, and upper-income census tracts again received the largest share of loans, at 41.2%.

In Suffolk County, JPMorgan Chase Bank originated 14.4% of its loan dollars in lower-income census tracts, while moderate-income census tracts received 19.5% of loan dollars. Middle-income census tracts received 21.7% and upper-income census tracts received the greatest share of loan dollars at 44.4%.

### **JPMorgan Chase Bank compared to Suffolk County Aggregate**

JPMorgan Chase Bank accounts for 22.5% by number of small business loans in Suffolk County and 9.5% by dollar amount.





## Leader Bank



## Leader Bank

<b>Distribution of Small Business Loans by Income Category of the Census Tract</b>								
Census Tract Income Level	Loan Amount at Origination <= \$100,000		Loan Amount at Origination > \$100,000 but <= \$250,000		Loan Amount at Origination > \$250,000		Loans to Businesses with Gross Annual Revenues <= \$1 million	
	#	\$ (000s)	#	\$ (000s)	#	\$ (000s)	#	\$ (000s)
<b>Low</b>	0	0	0	0	1	280	0	0
<b>Moderate</b>	1	100	2	356	1	350	3	606
<b>Middle</b>	1	75	0	0	0	0	0	0
<b>Upper</b>	0	0	1	200	1	510	1	200
<b>Total</b>	2	175	3	556	3	1140	4	806

Source: U.S. Census, CRA Data for 2024

Table 1: CY2024 Small Business Loan Originations for Suffolk County, MA.

<b>Distribution of the Number of Small Business Loans</b>					
Census Tract Income Level	2024 Aggregate Lending Data (% of #)		2024 Bank Data (% of #)		Bank Compared to Aggregate
	#	%	#	%	%
<b>Low</b>	4535	15.4%	1	8.3%	0.0%
<b>Moderate</b>	6532	22.2%	7	58.3%	0.1%
<b>Middle</b>	6519	22.1%	1	8.3%	0.0%
<b>Upper</b>	11877	40.3%	3	25.0%	0.0%
<b>Total</b>	29463	100.0%	12	100.0%	0.0%

Source: U.S. Census, CRA Data (2024) and CRA Aggregate Data for 2024

Table 2: Number of CY2024 Small Business Loan Originations for Suffolk County, MA compared against Suffolk County, MA aggregate.

<b>Distribution of the Dollar Amount of Small Business Loans</b>					
Census Tract Income Level	2024 Aggregate Lending Data (% of \$)		2024 Bank Data (% of \$)		Bank Compared to Aggregate
	\$ (000s)	%	\$ (000s)	%	%
<b>Low</b>	90600	13.3%	280	10.5%	0.3%
<b>Moderate</b>	126024	18.5%	1412	52.7%	1.1%
<b>Middle</b>	125743	18.5%	75	2.8%	0.1%
<b>Upper</b>	338923	49.7%	910	34.0%	0.3%
<b>Total</b>	681290	100.0%	2677	100.0%	0.4%

Source: U.S. Census, CRA Data (2024) and CRA Aggregate Data for 2024

Table 3: Total Dollar Amount of CY2024 Small Business Loan Originations for Suffolk County, MA compared against Suffolk County, MA aggregate.



## **Small Business Loan Discussion**

### **Suffolk County Small Business Loans Aggregate**

In 2024, according to Suffolk County aggregate lending data, upper-income census tracts received the largest percentage, 49.7%, of small business loan dollars. The remaining small business loan dollars were distributed across the low-, moderate-, and middle-income census tracts. Low-income census tracts received 13.3% of loan dollars; moderate-income census tracts received 18.5% of loan dollars and middle-income census tracts received 18.5% of loan dollars. .

### **Leader Bank Small Business Loans**

Lower-income census tracts received 8.3% of loans, while moderate-income census tracts received 58.3% of loans. Middle-income census tracts received 8.3% of loans by number, and upper-income census tracts again received the largest share of loans, at 25.0%.

In Suffolk County, Leader Bank originated 10.5% of its loan dollars in lower-income census tracts, while moderate-income census tracts received 52.7% of loan dollars. Middle-income census tracts received 2.8% and upper-income census tracts received 34.0% of loan dollars.

### **Leader Bank compared to Suffolk County Aggregate**

Leader Bank accounts for 0% of small business loans in Suffolk County by number, and 0.4% by dollar volume.





## Needham Bank



## Needham Bank

<b>Distribution of Small Business Loans by Income Category of the Census Tract</b>								
Census Tract Income Level	Loan Amount at Origination <= \$100,000		Loan Amount at Origination > \$100,000 but <= \$250,000		Loan Amount at Origination > \$250,000		Loans to Businesses with Gross Annual Revenues <= \$1 million	
	#	\$ (000s)	#	\$ (000s)	#	\$ (000s)	#	\$ (000s)
<b>Low</b>	2	20	0	0	3	1360	2	20
<b>Moderate</b>	2	52	1	250	1	675	2	685
<b>Middle</b>	0	0	0	0	0	0	0	0
<b>Upper</b>	8	225	1	235	4	2139	6	1150
<b>Total</b>	12	297	2	485	8	4174	10	1855

Source: U.S. Census, CRA Data for 2024

Table 37: CY2024 Small Business Loan Originations for Suffolk County, MA.

<b>Distribution of the Number of Small Business Loans</b>					
Census Tract Income Level	2024 Aggregate Lending Data (% of #)		2024 Bank Data (% of #)		Bank Compared to Aggregate %
	#	%	#	%	
<b>Low</b>	4535	15.4%	7	21.9%	0.2%
<b>Moderate</b>	6532	22.2%	6	18.8%	0.1%
<b>Middle</b>	6519	22.1%	0	0.0%	0.0%
<b>Upper</b>	11877	40.3%	19	59.4%	0.2%
<b>Total</b>	29463	100.0%	32	100.0%	0.1%

Source: U.S. Census, CRA Data (2024) and CRA Aggregate Data for 2024

Table 38: Number of CY2024 Small Business Loan Originations for Suffolk County, MA compared against Suffolk County, MA aggregate.

<b>Distribution of the Dollar Amount of Small Business Loans</b>					
Census Tract Income Level	2024 Aggregate Lending Data (% of \$)		2024 Bank Data (% of \$)		Bank Compared to Aggregate %
	\$ (000s)	%	\$ (000s)	%	
<b>Low</b>	90600	13.3%	1400	20.6%	1.5%
<b>Moderate</b>	126024	18.5%	1662	24.4%	1.3%
<b>Middle</b>	125743	18.5%	0	0.0%	0.0%
<b>Upper</b>	338923	49.7%	3749	55.0%	1.1%
<b>Total</b>	681290	100.0%	6811	100.0%	1.0%

Source: U.S. Census, CRA Data (2024) and CRA Aggregate Data for 2024

Table 39: Total Dollar Amount of CY2024 Small Business Loan Originations for Suffolk County, MA compared against Suffolk County, MA aggregate.



### **Small Business Loan Discussion**

#### **Suffolk County Small Business Loans Aggregate**

In 2024, according to Suffolk County aggregate lending data, upper-income census tracts received the largest percentage, 49.7%, of small business loan dollars. The remaining small business loan dollars were distributed across the low-, moderate-, and middle-income census tracts. Low-income census tracts received 13.3% of loan dollars; moderate-income census tracts received 18.5% of loan dollars and middle-income census tracts received 18.5% of loan dollars. .

#### **Needham Bank Small Business Loans**

Lower-income census tracts received 21.9% of loans, while moderate-income census tracts received 18.8% of loans. Middle-income census tracts received 0.0% of loans by number, and upper-income census tracts received 59.4%.

In Suffolk County, Needham Bank originated 20.6% of its loan dollars in lower-income census tracts, while moderate-income census tracts received 24.4% of loan dollars. Middle-income census tracts received 0% and upper-income census tracts received 55.0%.

#### **Needham Bank compared to Suffolk County Aggregate**

Needham Bank accounts for 0.1% of small business loans in Suffolk County, and 1.0% of small business dollars loaned.





## Rockland Trust Bank



## Rockland Trust Bank

<b>Distribution of Small Business Loans by Income Category of the Census Tract</b>								
Census Tract Income Level	Loan Amount at Origination <= \$100,000		Loan Amount at Origination > \$100,000 but <= \$250,000		Loan Amount at Origination > \$250,000		Loans to Businesses with Gross Annual Revenues <= \$1 million	
	#	\$ (000s)	#	\$ (000s)	#	\$ (000s)	#	\$ (000s)
<b>Low</b>	11	438	6	1098	6	3517	12	1700
<b>Moderate</b>	15	553	8	1390	8	4045	18	2202
<b>Middle</b>	25	976	2	350	9	4979	20	882
<b>Upper</b>	18	636	13	2410	21	11657	18	3245
<b>Total</b>	69	2603	29	5248	44	24198	68	8029

Source: U.S. Census, CRA Data for 2024

Table 37: CY2024 Small Business Loan Originations for Suffolk County, MA.

<b>Distribution of the Number of Small Business Loans</b>					
Census Tract Income Level	2024 Aggregate Lending Data (% of #)		2024 Bank Data (% of #)		Bank Compared to Aggregate %
	#	%	#	%	
<b>Low</b>	4535	15.4%	35	16.7%	0.8%
<b>Moderate</b>	6532	22.2%	49	23.3%	0.8%
<b>Middle</b>	6519	22.1%	56	26.7%	0.9%
<b>Upper</b>	11877	40.3%	70	33.3%	0.6%
<b>Total</b>	29463	100.0%	210	100.0%	0.7%

Source: U.S. Census, CRA Data (2024) and CRA Aggregate Data for 2024

Table 38: Number of CY2024 Small Business Loan Originations for Suffolk County, MA compared against Suffolk County, MA aggregate.

<b>Distribution of the Dollar Amount of Small Business Loans</b>					
Census Tract Income Level	2024 Aggregate Lending Data (% of \$)		2024 Bank Data (% of \$)		Bank Compared to Aggregate %
	\$ (000s)	%	\$ (000s)	%	
<b>Low</b>	90600	13.3%	6753	16.8%	7.5%
<b>Moderate</b>	126024	18.5%	8190	20.4%	6.5%
<b>Middle</b>	125743	18.5%	7187	17.9%	5.7%
<b>Upper</b>	338923	49.7%	17948	44.8%	5.3%
<b>Total</b>	681290	100.0%	40078	100.0%	5.9%

Source: U.S. Census, CRA Data (2024) and CRA Aggregate Data for 2024

Table 39: Total Dollar Amount of CY2024 Small Business Loan Originations for Suffolk County, MA compared against Suffolk County, MA aggregate.



## **Small Business Loan Discussion**

### **Suffolk County Small Business Loans Aggregate**

In 2024, according to Suffolk County aggregate lending data, upper-income census tracts received the largest percentage, 49.7%, of small business loan dollars. The remaining small business loan dollars were distributed across the low-, moderate-, and middle-income census tracts. Low-income census tracts received 13.3% of loan dollars; moderate-income census tracts received 18.5% of loan dollars and middle-income census tracts received 18.5% of loan dollars. .

### **Rockland Trust Bank Small Business Loans**

Lower-income census tracts received 16.7% of loans, while moderate-income census tracts received 23.3% of loans. Middle-income census tracts received 26.7% of loans by number, and upper-income census tracts again received the largest share of loans, at 33.3%.

In Suffolk County, Rockland Trust Bank originated 16.8% of its loan dollars in lower-income census tracts, while moderate-income census tracts received 20.4% of loan dollars. Middle-income census tracts received 17.9% and upper-income census tracts received the greatest share of loan dollars at 44.8%.

### **Rockland Trust Bank compared to Suffolk County Aggregate**

Rockland Trust Bank accounts for 0.7% of small business loans in Suffolk County, and 5.9% of small business dollars loaned.





## Salem Five Bank



## Salem Five Bank

<b>Distribution of Small Business Loans by Income Category of the Census Tract</b>								
Census Tract Income Level	Loan Amount at Origination <= \$100,000		Loan Amount at Origination > \$100,000 but <= \$250,000		Loan Amount at Origination > \$250,000		Loans to Businesses with Gross Annual Revenues <= \$1 million	
	#	\$ (000s)	#	\$ (000s)	#	\$ (000s)	#	\$ (000s)
<b>Low</b>	1	100	5	885	0	0	2	210
<b>Moderate</b>	0	0	0	0	3	2125	2	1425
<b>Middle</b>	0	0	1	200	4	2633	1	584
<b>Upper</b>	1	100	1	125	4	3350	1	125
<b>Total</b>	2	200	7	1210	11	8108	6	2344

Source: U.S. Census, CRA Data for 2024

Table 37: CY2024 Small Business Loan Originations for Suffolk County, MA.

<b>Distribution of the Number of Small Business Loans</b>					
Census Tract Income Level	2024 Aggregate Lending Data (% of #)		2024 Bank Data (% of #)		Bank Compared to Aggregate %
	#	%	#	%	
<b>Low</b>	4535	15.4%	8	30.8%	0.2%
<b>Moderate</b>	6532	22.2%	5	19.2%	0.1%
<b>Middle</b>	6519	22.1%	6	23.1%	0.1%
<b>Upper</b>	11877	40.3%	7	26.9%	0.1%
<b>Total</b>	29463	100.0%	26	100.0%	0.1%

Source: U.S. Census, CRA Data (2024) and CRA Aggregate Data for 2024

Table 38: Number of CY2024 Small Business Loan Originations for Suffolk County, MA compared against Suffolk County, MA aggregate.

<b>Distribution of the Dollar Amount of Small Business Loans</b>					
Census Tract Income Level	2024 Aggregate Lending Data (% of \$)		2024 Bank Data (% of \$)		Bank Compared to Aggregate %
	\$ (000s)	%	\$ (000s)	%	
<b>Low</b>	90600	13.3%	1195	10.1%	1.3%
<b>Moderate</b>	126024	18.5%	3550	29.9%	2.8%
<b>Middle</b>	125743	18.5%	3417	28.8%	2.7%
<b>Upper</b>	338923	49.7%	3700	31.2%	1.1%
<b>Total</b>	681290	100.0%	11862	100.0%	1.7%

Source: U.S. Census, CRA Data (2024) and CRA Aggregate Data for 2024

Table 39: Total Dollar Amount of CY2024 Small Business Loan Originations for Suffolk County, MA compared against Suffolk County, MA aggregate.



## **Small Business Loan Discussion**

### **Suffolk County Small Business Loans Aggregate**

In 2024, according to Suffolk County aggregate lending data, upper-income census tracts received the largest percentage, 49.7%, of small business loan dollars. The remaining small business loan dollars were distributed across the low-, moderate-, and middle-income census tracts. Low-income census tracts received 13.3% of loan dollars; moderate-income census tracts received 18.5% of loan dollars and middle-income census tracts received 18.5% of loan dollars. .

### **Salem Five Bank Small Business Loans**

Lower-income census tracts received 30.8% of loans, while moderate-income census tracts received 19.2% of loans. Middle-income census tracts received 23.1% of loans by number, and upper-income census tracts again received the largest share of loans, at 26.9%.

In Suffolk County, Salem Five Bank originated 10.1% of its loan dollars in lower-income census tracts, while moderate-income census tracts received 29.9% of loan dollars. Middle-income census tracts received 28.8% and upper-income census tracts received the greatest share of loan dollars at 31.2%.

### **Salem Five Bank compared to Suffolk County Aggregate**

Salem Five Bank accounts for 0.1% of small business loans in Suffolk County, and 1.7% of small business dollars loaned.





## Santander Bank



## Santander Bank

<b>Distribution of Small Business Loans by Income Category of the Census Tract</b>								
Census Tract Income Level	Loan Amount at Origination <= \$100,000		Loan Amount at Origination > \$100,000 but <= \$250,000		Loan Amount at Origination > \$250,000		Loans to Businesses with Gross Annual Revenues <= \$1 million	
	#	\$ (000s)	#	\$ (000s)	#	\$ (000s)	#	\$ (000s)
Low	0	0	0	0	1	500	0	0
Moderate	0	0	1	250	0	0	0	0
Middle	1	53	1	250	3	1844	1	744
Upper	2	130	1	250	0	0	0	0
<b>Total</b>	<b>3</b>	<b>183</b>	<b>3</b>	<b>750</b>	<b>4</b>	<b>2344</b>	<b>1</b>	<b>744</b>

Source: U.S. Census, CRA Data for 2024

Table 28: CY2024 Small Business Loan Originations for Suffolk County, MA.

<b>Distribution of the Number of Small Business Loans</b>					
Census Tract Income Level	2024 Aggregate Lending Data (% of #)		2024 Bank Data (% of #)		Bank Compared to Aggregate %
	#	%	#	%	
Low	4535	15.4%	1	9.1%	0.0%
Moderate	6532	22.2%	1	9.1%	0.0%
Middle	6519	22.1%	6	54.5%	0.1%
Upper	11877	40.3%	3	27.3%	0.0%
<b>Total</b>	<b>29463</b>	<b>100.0%</b>	<b>11</b>	<b>100.0%</b>	<b>0.0%</b>

Source: U.S. Census, CRA Data (2024) and CRA Aggregate Data for 2024

Table 29: Number of CY2024 Small Business Loan Originations for Suffolk County, MA compared against Suffolk County, MA aggregate.

<b>Distribution of the Dollar Amount of Small Business Loans</b>					
Census Tract Income Level	2024 Aggregate Lending Data (% of \$)		2024 Bank Data (% of \$)		Bank Compared to Aggregate %
	\$ (000s)	%	\$ (000s)	%	
Low	90600	13.3%	500	12.4%	0.6%
Moderate	126024	18.5%	250	6.2%	0.2%
Middle	125743	18.5%	2891	71.9%	2.3%
Upper	338923	49.7%	380	9.5%	0.1%
<b>Total</b>	<b>681290</b>	<b>100.0%</b>	<b>4021</b>	<b>100.0%</b>	<b>0.6%</b>

Source: U.S. Census, CRA Data (2024) and CRA Aggregate Data for 2024

Table 30: Total Dollar Amount of CY2024 Small Business Loan Originations for Suffolk County, MA compared against Suffolk County, MA aggregate.



## **Small Business Loan Discussion**

### **Suffolk County Small Business Loans Aggregate**

In 2024, according to Suffolk County aggregate lending data, upper-income census tracts received the largest percentage, 49.7%, of small business loan dollars. The remaining small business loan dollars were distributed across the low-, moderate-, and middle-income census tracts. Low-income census tracts received 13.3% of loan dollars; moderate-income census tracts received 18.5% of loan dollars and middle-income census tracts received 18.5% of loan dollars. .

### **Santander Bank Small Business Loans**

Lower-income census tracts received 9.1% of loans, while moderate-income census tracts received 9.1% of loans. Middle-income census tracts received 54.5% of loans by number, and upper-income census tracts again received the largest share of loans, at 27.3%.

In Suffolk County, Santander Bank originated 12.4% of its loan dollars in lower-income census tracts, while moderate-income census tracts received 6.2% of loan dollars. Middle-income census tracts received 71.9% and upper-income census tracts received 9.5% of loan dollars.

### **Santander Bank compared to Suffolk County Aggregate**

Santander Bank accounts for 0% by number of small business loans in Suffolk County and 0.6% by dollar amount.





## South Shore Bank, NA



## South Shore Bank

<b>Distribution of Small Business Loans by Income Category of the Census Tract</b>								
Census Tract Income Level	Loan Amount at Origination <= \$100,000		Loan Amount at Origination > \$100,000 but <= \$250,000		Loan Amount at Origination > \$250,000		Loans to Businesses with Gross Annual Revenues <= \$1 million	
	#	\$ (000s)	#	\$ (000s)	#	\$ (000s)	#	\$ (000s)
<b>Low</b>	1	37	0	0	2	1360	0	0
<b>Moderate</b>	0	0	0	0	1	500	1	500
<b>Middle</b>	1	30	0	0	0	0	1	30
<b>Upper</b>	0	0	2	250	1	1000	0	0
<b>Total</b>	2	67	2	250	4	2860	2	530

Source: U.S. Census, CRA Data for 2024

Table 37: CY2024 Small Business Loan Originations for Suffolk County, MA.

<b>Distribution of the Number of Small Business Loans</b>					
Census Tract Income Level	2024 Aggregate Lending Data (% of #)		2024 Bank Data (% of #)		Bank Compared to Aggregate
	#	%	#	%	%
<b>Low</b>	4535	15.4%	3	30.0%	0.1%
<b>Moderate</b>	6532	22.2%	2	20.0%	0.0%
<b>Middle</b>	6519	22.1%	2	20.0%	0.0%
<b>Upper</b>	11877	40.3%	3	30.0%	0.0%
<b>Total</b>	29463	100.0%	10	100.0%	0.0%

Source: U.S. Census, CRA Data (2024) and CRA Aggregate Data for 2024

Table 38: Number of CY2024 Small Business Loan Originations for Suffolk County, MA compared against Suffolk County, MA aggregate.

<b>Distribution of the Dollar Amount of Small Business Loans</b>					
Census Tract Income Level	2024 Aggregate Lending Data (% of \$)		2024 Bank Data (% of \$)		Bank Compared to Aggregate
	\$ (000s)	%	\$ (000s)	%	%
<b>Low</b>	90600	13.3%	1397	37.7%	1.5%
<b>Moderate</b>	126024	18.5%	1000	27.0%	0.8%
<b>Middle</b>	125743	18.5%	60	1.6%	0.0%
<b>Upper</b>	338923	49.7%	1250	33.7%	0.4%
<b>Total</b>	681290	100.0%	3707	100.0%	0.5%

Source: U.S. Census, CRA Data (2024) and CRA Aggregate Data for 2024

Table 39: Total Dollar Amount of CY2024 Small Business Loan Originations for Suffolk County, MA compared against Suffolk County, MA aggregate.



### **Small Business Loan Discussion**

#### **Suffolk County Small Business Loans Aggregate**

In 2024, according to Suffolk County aggregate lending data, upper-income census tracts received the largest percentage, 49.7%, of small business loan dollars. The remaining small business loan dollars were distributed across the low-, moderate-, and middle-income census tracts. Low-income census tracts received 13.3% of loan dollars; moderate-income census tracts received 18.5% of loan dollars and middle-income census tracts received 18.5% of loan dollars. .

#### **South Shore Bank Small Business Loans**

Lower-income census tracts received 30.0% of loans, while moderate-income census tracts received 20.0% of loans. Middle-income census tracts received 20.0% of loans by number, and upper-income census tracts received 30% of loans.

In Suffolk County, South Shore Bank originated 37.7% of its loan dollars in lower-income census tracts, while moderate-income census tracts received 27.0% of loan dollars. Middle-income census tracts received 1.6% and upper-income census tracts received 33.7%.

#### **South Shore Bank compared to Suffolk County Aggregate**

South Shore Bank accounts for 0.1% of small business loans in Suffolk County, and 0.5% of small business dollars loaned.





TD Bank



## TD Bank

<b>Distribution of Small Business Loans by Income Category of the Census Tract</b>								
Census Tract Income Level	Loan Amount at Origination <= \$100,000		Loan Amount at Origination > \$100,000 but <= \$250,000		Loan Amount at Origination > \$250,000		Loans to Businesses with Gross Annual Revenues <= \$1 million	
	#	\$ (000s)	#	\$ (000s)	#	\$ (000s)	#	\$ (000s)
<b>Low</b>	66	690	2	280	0	0	64	762
<b>Moderate</b>	74	585	2	400	0	0	67	611
<b>Middle</b>	67	675	1	125	0	0	58	613
<b>Upper</b>	72	724	5	920	0	0	63	818
<b>Total</b>	279	2674	10	1725	0	0	252	2804

Source: U.S. Census, CRA Data for 2024

Table 34: CY2024 Small Business Loan Originations for Suffolk County, MA.

<b>Distribution of the Number of Small Business Loans</b>					
Census Tract Income Level	2024 Aggregate Lending Data (% of #)		2024 Bank Data (% of #)		Bank Compared to Aggregate %
	#	%	#	%	
<b>Low</b>	4535	15.4%	132	24.4%	2.9%
<b>Moderate</b>	6532	22.2%	143	26.4%	2.2%
<b>Middle</b>	6519	22.1%	126	23.3%	1.9%
<b>Upper</b>	11877	40.3%	140	25.9%	1.2%
<b>Total</b>	29463	100.0%	541	100.0%	1.8%

Source: U.S. Census, CRA Data (2024) and CRA Aggregate Data for 2024

Table 35: Number of CY2024 Small Business Loan Originations for Suffolk County, MA compared against Suffolk County, MA aggregate.

<b>Distribution of the Dollar Amount of Small Business Loans</b>					
Census Tract Income Level	2024 Aggregate Lending Data (% of \$)		2024 Bank Data (% of \$)		Bank Compared to Aggregate %
	\$ (000s)	%	\$ (000s)	%	
<b>Low</b>	90600	13.3%	1732	24.0%	1.9%
<b>Moderate</b>	126024	18.5%	1596	22.2%	1.3%
<b>Middle</b>	125743	18.5%	1413	19.6%	1.1%
<b>Upper</b>	338923	49.7%	2462	34.2%	0.7%
<b>Total</b>	681290	100.00%	7203	100.0%	1.1%

Source: U.S. Census, CRA Data (2024) and CRA Aggregate Data for 2024

Table 36: Total Dollar Amount of CY2024 Small Business Loan Originations for Suffolk County, MA compared against Suffolk County, MA aggregate.



## **Small Business Loan Discussion**

### **Suffolk County Small Business Loans Aggregate**

In 2024, according to Suffolk County aggregate lending data, upper-income census tracts received the largest percentage, 49.7%, of small business loan dollars. The remaining small business loan dollars were distributed across the low-, moderate-, and middle-income census tracts. Low-income census tracts received 13.3% of loan dollars; moderate-income census tracts received 18.5% of loan dollars and middle-income census tracts received 18.5% of loan dollars. .

### **TD Bank Small Business Loans**

Lower-income census tracts received 24.4% of loans, while moderate-income census tracts received 26.4% of loans. Middle-income census tracts received 23.3% of loans by number, and upper-income census tracts received 25.9% of loans by number.

In Suffolk County, TD Bank originated 24.0% of its loan dollars in lower-income census tracts, while moderate-income census tracts received 22.2% of loan dollars. Middle-income census tracts received 19.6% and upper-income census tracts received the greatest share of loan dollars at 34.2%.

### **TD Bank compared to Suffolk County Aggregate**

TD Bank accounts for 1.8% of small business loans in Suffolk County and 1.1% of small business dollars loaned.





## US Bank, NA



## US Bank, NA

<b>Distribution of Small Business Loans by Income Category of the Census Tract</b>								
Census Tract Income Level	Loan Amount at Origination <= \$100,000		Loan Amount at Origination > \$100,000 but <= \$250,000		Loan Amount at Origination > \$250,000		Loans to Businesses with Gross Annual Revenues <= \$1 million	
	#	\$ (000s)	#	\$ (000s)	#	\$ (000s)	#	\$ (000s)
<b>Low</b>	126	1291	0	0	1	598	103	752
<b>Moderate</b>	168	1528	0	0	1	500	146	1220
<b>Middle</b>	162	1553	0	0	0	0	131	1068
<b>Upper</b>	229	2581	0	0	1	437	175	1480
<b>Total</b>	685	6953	0	0	3	1535	555	4520

Source: U.S. Census, CRA Data for 2024

Table 34: CY2024 Small Business Loan Originations for Suffolk County, MA.

<b>Distribution of the Number of Small Business Loans</b>					
Census Tract Income Level	2024 Aggregate Lending Data (% of #)		2024 Bank Data (% of #)		Bank Compared to Aggregate %
	#	%	#	%	
<b>Low</b>	4535	15.4%	230	18.5%	5.1%
<b>Moderate</b>	6532	22.2%	315	25.3%	4.8%
<b>Middle</b>	6519	22.1%	293	23.6%	4.5%
<b>Upper</b>	11877	40.3%	405	32.6%	3.4%
<b>Total</b>	29463	100.0%	1243	100.0%	4.2%

Source: U.S. Census, CRA Data (2024) and CRA Aggregate Data for 2024

Table 35: Number of CY2024 Small Business Loan Originations for Suffolk County, MA compared against Suffolk County, MA aggregate.

<b>Distribution of the Dollar Amount of Small Business Loans</b>					
Census Tract Income Level	2024 Aggregate Lending Data (% of \$)		2024 Bank Data (% of \$)		Bank Compared to Aggregate %
	\$ (000s)	%	\$ (000s)	%	
<b>Low</b>	90600	13.3%	2641	20.3%	2.9%
<b>Moderate</b>	126024	18.5%	3248	25.0%	2.6%
<b>Middle</b>	125743	18.5%	2621	20.1%	2.1%
<b>Upper</b>	338923	49.7%	4498	34.6%	1.3%
<b>Total</b>	681290	100.0%	13008	100.0%	1.9%

Source: U.S. Census, CRA Data (2024) and CRA Aggregate Data for 2024

Table 36: Total Dollar Amount of CY2024 Small Business Loan Originations for Suffolk County, MA compared against Suffolk County, MA aggregate.



## **Small Business Loan Discussion**

### **Suffolk County Small Business Loans Aggregate**

In 2024, according to Suffolk County aggregate lending data, upper-income census tracts received the largest percentage, 49.7%, of small business loan dollars. The remaining small business loan dollars were distributed across the low-, moderate-, and middle-income census tracts. Low-income census tracts received 13.3% of loan dollars; moderate-income census tracts received 18.5% of loan dollars and middle-income census tracts received 18.5% of loan dollars. .

### **US Bank Small Business Loans**

Lower-income census tracts received 18.5% of loans, while moderate-income census tracts received 25.3% of loans. Middle-income census tracts received 23.6% of loans by number, and upper-income census tracts received the largest share of loans, at 32.6%.

In Suffolk County, US Bank originated 20.3% of its loan dollars in lower-income census tracts, while moderate-income census tracts received 25.0% of loan dollars. Middle-income census tracts received 20.1% and upper-income census tracts received the greatest share of loan dollars at 34.6%.

### **US Bank compared to Suffolk County Aggregate**

US Bank accounts for 4.2% of small business loans in Suffolk County and 1.9% of small business dollars loaned.





## Webster Bank, NA



## Webster Bank

<b>Distribution of Small Business Loans by Income Category of the Census Tract</b>								
Census Tract Income Level	Loan Amount at Origination <= \$100,000		Loan Amount at Origination > \$100,000 but <= \$250,000		Loan Amount at Origination > \$250,000		Loans to Businesses with Gross Annual Revenues <= \$1 million	
	#	\$ (000s)	#	\$ (000s)	#	\$ (000s)	#	\$ (000s)
<b>Low</b>	1	78	4	900	1	500	2	578
<b>Moderate</b>	0	0	0	0	0	0	0	0
<b>Middle</b>	0	0	2	255	0	0	2	255
<b>Upper</b>	4	300	1	225	5	2750	3	450
<b>Total</b>	5	378	7	1380	6	3250	7	1283

Source: U.S. Census, CRA Data for 2024

Table 37: CY2024 Small Business Loan Originations for Suffolk County, MA.

<b>Distribution of the Number of Small Business Loans</b>					
Census Tract Income Level	2024 Aggregate Lending Data (% of #)		2024 Bank Data (% of #)		Bank Compared to Aggregate %
	#	%	#	%	
<b>Low</b>	4535	15.4%	8	32.0%	0.2%
<b>Moderate</b>	6532	22.2%	0	0.0%	0.0%
<b>Middle</b>	6519	22.1%	4	16.0%	0.1%
<b>Upper</b>	11877	40.3%	13	52.0%	0.1%
<b>Total</b>	29463	100.0%	25	100.0%	0.1%

Source: U.S. Census, CRA Data (2024) and CRA Aggregate Data for 2024

Table 38: Number of CY2024 Small Business Loan Originations for Suffolk County, MA compared against Suffolk County, MA aggregate.

<b>Distribution of the Dollar Amount of Small Business Loans</b>					
Census Tract Income Level	2024 Aggregate Lending Data (% of \$)		2024 Bank Data (% of \$)		Bank Compared to Aggregate %
	\$ (000s)	%	\$ (000s)	%	
<b>Low</b>	90600	13.3%	2056	32.7%	2.3%
<b>Moderate</b>	126024	18.5%	0	0.0%	0.0%
<b>Middle</b>	125743	18.5%	510	8.1%	0.4%
<b>Upper</b>	338923	49.7%	3725	59.2%	1.1%
<b>Total</b>	681290	100.0%	6291	100.0%	0.9%

Source: U.S. Census, CRA Data (2024) and CRA Aggregate Data for 2024

Table 39: Total Dollar Amount of CY2024 Small Business Loan Originations for Suffolk County, MA compared against Suffolk County, MA aggregate.



### **Small Business Loan Discussion**

#### **Suffolk County Small Business Loans Aggregate**

In 2024, according to Suffolk County aggregate lending data, upper-income census tracts received the largest percentage, 49.7%, of small business loan dollars. The remaining small business loan dollars were distributed across the low-, moderate-, and middle-income census tracts. Low-income census tracts received 13.3% of loan dollars; moderate-income census tracts received 18.5% of loan dollars and middle-income census tracts received 18.5% of loan dollars. .

#### **Webster Bank Small Business Loans**

Lower-income census tracts received 32.0% of loans, while moderate-income census tracts received 0% of loans. Middle-income census tracts received 16.0% of loans by number, and upper-income census tracts received the largest share of loans, at 52.0%.

In Suffolk County, Webster Bank originated 32.7% of its loan dollars in lower-income census tracts, while moderate-income census tracts received 0% of loan dollars. Middle-income census tracts received 8.1% and upper-income census tracts received 59.2%.

#### **Webster Bank compared to Suffolk County Aggregate**

Webster Bank accounts for 0.1% of small business loans in Suffolk County, and 0.9% of small business dollars loaned.





## BankIQ, LLC



## **BankIQ, LLC**

120 Coolidge Street  
Brookline, MA 02446-5808  
[jnoble@bankiq.com](mailto:jnoble@bankiq.com)  
[www.bankiq.com](http://www.bankiq.com)

BankIQ prepared this document for the City of Boston.

With over twenty-five years' Government Banking and Public Sector consulting experience, BankIQ is an independent, woman-owned and operated business. BankIQ specializes in researching, analyzing, preparing, and documenting Financial Services information for the Public Sector.

For further information, contact us via email at [jnoble@bankiq.com](mailto:jnoble@bankiq.com).