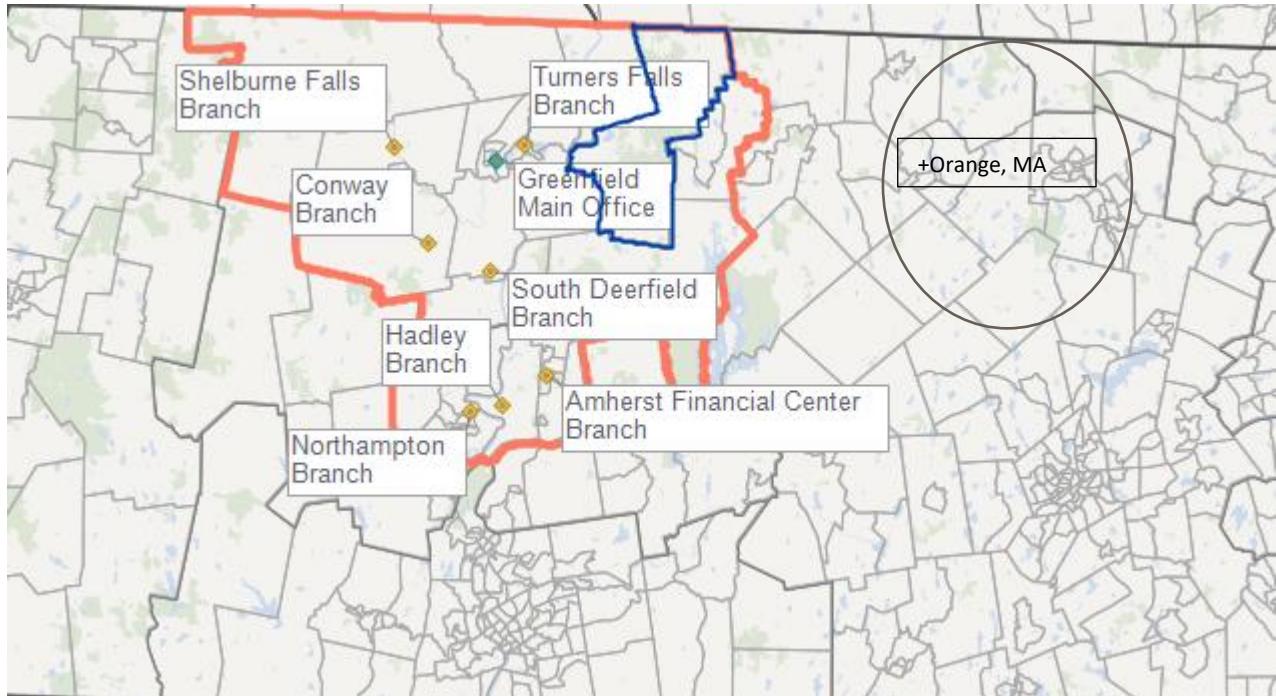


## DELINEMENT OF ASSESSMENT AREA

We have designated our assessment as **Franklin County and parts of Hampshire County**. We have determined that our assessment area complies with CRA delineation requirements as outlined by regulation and the delineation checklist below. The Bank has defined its assessment area to include 18 census tracts in Franklin County, Massachusetts, which is 26 towns and includes 17 census tracts in Hampshire County, which are the Towns of Amherst, Hadley, Hatfield, and Northampton, for a total of 35 census tracts. The assessment area has changed with the *addition of Orange Massachusetts*, by a vote of the GSB CRA Board Committee on October 21, 2021, since the previous CRA FDIC Public Disclosure dated June 21, 2021.



*Of Note: On January 1, 2014, Franklin County was removed from the Springfield, MA MSA and became part of the non-metropolitan area of Massachusetts. However, Franklin and Hampshire Counties are contiguous, and both included in the Springfield-Greenfield Town, MSA and Combined Statistical Area (CSA).*

## DELINeATION OF ASSESSMENT AREA CHECKLIST

- Consists of one or more MSA/MD or contiguous political subdivisions
- Consists of whole census tracts
- Includes the geographies where we have our main office, branches and deposit-taking ATMs as well as surrounding geographies in which we have originated or purchased a substantial portion of our loans
- A substantial portion of our loans have been originated within our assessment area
- Does not reflect illegal discrimination
- Does not arbitrarily exclude low- or moderate-income census tracts
- Does not cross state borders

## COUNTY STATISTICS

### Franklin County Statistics

In **2023**, the population in Franklin County was **70,845** with a median age of **47.2** and median household income of **\$70,383**. Between 2022 and 2023 the population of Franklin County, MA decreased slightly **-49** which reflects a negative growth rate of **0.07%** from **70,894 in 2022**.

The median property value in Franklin County, MA rose from **\$336,000** in 2022 to **\$387,000 in 2023**, and the homeownership rate **was slightly over 74.1%** in 2023, a slight increase from **69.3%** in 2022. In Franklin County, the percentage of ownership in Franklin County is higher than the **National average of 66%**, which also represents a **slight increase from 2022 of 65.9%**. Unfortunately, in this housing market, LMI applicants may be priced out of the affordable home buying market due to increased housing values. Over the past 2 years, data has shown this is a sellers' market not a buyer's market.

### Franklin County Census Tracts (18)/Town/City

0401	Heath
0402	Bernardston
0404	Wendell
0406	Shutesbury
0407.01	Turners Falls
0407.02	Montague
0408	Whately
0409	Deerfield
0410	Greenfield
0411	Greenfield
0412	Greenfield
413.01	Greenfield
413.02	Greenfield

0414	Greenfield
0415.01	Ashfield
0415.02	Shelburne
0405.01	Orange
0405.02	Orange

### **Hampshire County Statistics**

In **2023**, the population in Hampshire County, MA was **162,588** which shows a **slight increase from 162,305 in 2022**, with a median age of **36.7**. In 2023, Hampshire County median household income was **\$84,024** which shows an increase from **\$73,518 in 2022**.

In 2023, the median property value in Hampshire County, MA was **\$391,600** which shows an increase from (+\$16,600) **\$375,000 in 2022**, and the homeownership rate was **61.2% in 2023**. This percentage of owner-occupation is lower than the national average of **66%**. As also noted in the Franklin County statistics above, in this housing market, LMI applicants may be priced out of the affordable home buying market due to a dramatic increase in housing values.

### **Hampshire County Census Tracts (17) /Town/City**

8203	N. Amherst
8204	N. Amherst
8205	Amherst Center
8206	Amherst Center
8207	Amherst
8208.02	S. Amherst
8208.01	S. Amherst
8214	Hadley
8215	Hatfield
8216.01	Northampton
8216.02	Northampton
8222	Northampton
8220	Northampton
8219.01	Northampton
8219.03	Northampton
8219.04	Northampton