



## Bridgeport-Stamford-Norwalk Metropolitan Area

**Homeowners of all races in the metropolitan area have a high incidence of receiving a high-cost loan when refinancing.** Out of all refinance loans made in the metropolitan area, almost one in four loans, or 23.1%, was a high-cost loan. When buying a home, borrowers of all races have a moderate incidence of receiving a high-cost home purchase loan. More than one in six home purchase loans in the metropolitan area, or 17.9%, were high-cost loans.

For the purposes of this report high-cost loans are defined as loans originated with an Annual Percentage Rate (APR) of at least 3 points above the comparable rate on U.S. Treasury Securities. During 2006 many of these loans are also exploding ARMs which are likely to lead to foreclosures.

In this summary of lending in the Bridgeport-Stamford-Norwalk area, we examine data for the area concerning refinance loans, including the disparities in the issuance of high-cost loans by race and income, and the data concerning purchase loans including the disparities in the issuance of high-cost loans by race and income.



### High-cost Refinance Loans<sup>1</sup>

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**For refinance loans, our findings show that in 2006:**

1. High-cost loans made up a significant proportion of the home refinance loans made to minorities.
2. Minority homeowners were more likely than white homeowners to receive a high-cost loan when refinancing.
3. Racial disparities persisted even among homeowners of the same income level.
4. Minorities received a greater proportion of high-cost loans than they received of prime loans.
5. Lower-income homeowners of all races were more likely to receive a high-cost loan than upper-income borrowers.

**High-cost loans made up a significant proportion of the home refinance loans made to minorities.** In 2006, 44.4% or almost one out of two, home refinance loans made to African-Americans were high-cost loans and, 34.9%, or more than one out of three, home refinance loans made to Latinos were high-cost loans. In contrast, only 17.3%, or more than one out of six, home refinance loans made to whites were high-cost loans.

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<sup>1</sup> Includes conventional 1<sup>st</sup> lien refinances and does not include government-backed refinance loans.

REFINANCE LOANS BY BORROWER RACE AND ETHNICITY 2006				
Race/Ethnicity	# Refinance Loans	# High Cost Loans	% High Cost	Disparity to White
African-American	847	376	44.4%	2.6
Latino	1169	408	34.9%	2.0
White	5951	1027	17.3%	
ALL <sup>2</sup>	9613	2219	23.1%	

**Minority homeowners were more likely than white homeowners to receive a high-cost loan when refinancing.** In relative terms, African-Americans were 2.6 times more likely to receive a high-cost loan than whites. Latino homeowners were 2.0 times more likely to receive a high cost loan than whites.

**Racial disparities persisted even among homeowners of the same income level.<sup>3</sup>** In 2006, upper-income African-American homeowners were 2.5 times more likely than upper-income white homeowners to receive a high-cost refinance loan. Upper-income Latinos were 2.8 times more likely to receive a high-cost loan than upper-income whites.

Middle-income African-Americans were 2.0 times more likely than middle-income whites to receive a high-cost refinance loan, while middle-income Latinos were 1.4 times more likely to receive a high-cost loan than middle-income whites.

Moderate-income African-Americans were 2.5 times more likely to receive a high-cost refinance loan than moderate-income whites, while moderate-income Latinos were 1.9 times more likely to receive a high-cost refinance loan than moderate-income whites.

Low-income African-Americans were 1.8 times more likely to receive a high-cost refinance loan than low-income whites, while low-income Latinos were 1.3 times more likely to receive a high-cost loan than low-income whites.

High-cost Loans as a Percentage of Refinance Loans By Borrower Race and Ethnicity Among Income Levels 2006					
Borrower Income Level	White	Latino	African-American	Disparity Compared to White	
				Latino	African-American
Low Income	25.1%	32.3%	44.1%	1.3	1.8
Moderate Income	21.0%	39.1%	51.7%	1.9	2.5
Middle Income	22.8%	31.2%	45.4%	1.4	2.0
Upper Income	13.4%	37.5%	33.1%	2.8	2.5

<sup>2</sup> The category ALL loans includes borrowers from other racial/ethnic groups as well as borrowers who did not self-declare their race.

<sup>3</sup> Upper-income is defined as borrowers with incomes 120% or greater than the area median income or greater than \$114,121 for the Bridgeport-Stamford-Norwalk metropolitan area. Low-income borrowers have incomes below 50% of the median income, or less than \$47,950; moderate-income borrowers have incomes between 50% and 79% of median income, or between \$47,950 and \$76,720; middle-income borrowers have incomes 80-119% of median income, or between \$76,720 and \$114,121.

Minority homeowners with higher incomes were more likely to receive a high-cost refinance loan than white homeowners with lower incomes. Upper-income and middle-income African-Americans were more likely to receive a high-cost refinance loan than low-income whites. Upper-income and middle-income Latinos were more likely to receive a high-cost refinance loan than low-income whites.

**Minorities received a greater proportion of high-cost loans than they received of prime loans.** African-Americans received 16.9% of the high-cost refinance loans but only 6.4% of the prime refinance loans. Latinos received 18.4% of the high-cost loans originated but a smaller 10.3% of the prime loans originated. In contrast, whites received 66.6% of all prime loans originated which is greater than their 46.3% share of all high-cost loans originated. African-Americans represent 9.6% of the population in the metropolitan area while Latinos represent 11.9% of the population<sup>4</sup>.

Race/Ethnicity	Share of Population	Share of Prime Loans	Share of High-cost Loans
African-American	9.6%	6.4%	16.9%
Latino	11.9%	10.3%	18.4%
White	73.1%	66.6%	46.3%

**Lower-income homeowners of all races were more likely to receive a high-cost loan than upper-income borrowers.** In 2006, 31.0%, or almost one out of three, refinance loans made to low-income homeowners were high-cost loans, as were 30.7%, or almost one out of every three, refinances made to moderate-income homeowners and 27.1% or more than one of four loans to middle-income homeowners. In contrast, only 17.3%, or more than one out of every six, refinances to upper-income homeowners were high-cost loans.

	# Refinance Loans	# High-Cost Loans	% High-cost
Low-Income	600	186	31.0%
Moderate-Income	1842	566	30.7%
Middle-Income	2380	645	27.1%
Upper-Income	4226	732	17.3%

In comparative terms, low-income homeowners were 1.8 times more likely to receive a high-cost loan than upper-income homeowners and moderate-income homeowners were 1.8 times more likely to receive a high-cost loan.

<sup>4</sup> 2000 Census data based on the counties that are included in the metropolitan area. See methodology section for a list of counties included for this metropolitan area.



## High-cost Home Purchase Loans<sup>5</sup>

### For home purchase loans, our findings show that in 2006:

1. High-cost loans made up a significant proportion of the home purchase loans made to minorities.
2. Minority homebuyers were much more likely than white homebuyers to receive a high-cost loan.
3. The racial disparity persisted even among borrowers of the same income level.
4. Minorities received a greater portion of high-cost loans than they received of prime loans.
5. Lower-income homeowners of all races are more likely to receive a high-cost loan than upper-income homebuyers.

**High-cost loans made up a significant proportion of the home purchase loans made to minorities.** In 2006, 45.2%, or almost one out of two, home purchase loans received by African-Americans were high-cost loans and 41.6%, or almost one out of two, home purchase loans received by Latinos were high-cost loans. In contrast, only 10.3%, or one out of ten, home purchase loans received by whites were high-cost loans.

Home Purchase Loans By Borrower Race and Ethnicity 2006				
Race/Ethnicity	# Home Purchase Loans	# High Cost Loans	% High Cost	Disparity to White
African-American	540	244	45.2%	4.4
Latino	1142	475	41.6%	4
White	4634	475	10.3%	
ALL	7700	1376	17.9%	

**Minority homebuyers were much more likely than white homebuyers to receive a high-cost loan.** African-American homebuyers were 4.4 times as likely to receive a high-cost home purchase loan than whites while Latinos were 4 times as likely to receive a high-cost loan.

**The racial disparity persists even among borrowers of the same income level.** High-cost loan were issued to 50.7% of the home purchase loans received by upper-income African-Americans and 47.7% of the home purchase loans received by upper-income Latinos, compared to only 11.5% of the home purchase loans to upper-income whites.

In comparative terms, upper-income African-Americans were 4.4 times more likely than upper-income whites to be issued a high-cost loan when purchasing a home. Upper-income Latinos were 4.1 times more likely than upper-income whites to be issued a high-cost loan when purchasing a home.

<sup>5</sup> Includes 1<sup>st</sup> lien conventional home purchase loans made to owner-occupied households and does not include loans made by manufactured lenders nor government-backed loans.

<b>High-cost Loans as a Percentage of All Home Purchase Loans by Borrower Race and Ethnicity Among Income Levels 2006</b>					
	White	Latino	African- American	Disparity Compared to White	
				Latino	African- American
Low Income	6.8%	24.7%	29.2%	3.6	4.3
Moderate Income	15.7%	38.7%	40.5%	2.5	2.6
Middle Income	14.8%	47.6%	56.4%	3.2	3.8
Upper Income	11.5%	47.7%	50.7%	4.1	4.4

Middle-income African-Americans were 3.8 times more likely than middle-income whites to be issued a high-cost home purchase loan, while middle-income Latinos were 3.2 times more likely to be issued a high-cost purchase loan than middle-income whites.

Moderate-income African-Americans were 2.6 times more likely to be issued a high-cost home purchase loan than moderate-income whites, while moderate-income Latinos were 2.5 times more likely to be issued a high-cost home purchase loan than moderate-income whites.

Low-income African-Americans were 4.3 times more likely to be issued a high-cost home purchase loan than low-income whites, while low-income Latinos were 3.6 times more likely to be issued a high-cost home purchase loan than low-income whites.

Minority homebuyers with higher incomes were more likely to receive a high-cost loan than white homebuyers with lower incomes. Upper-income and middle-income African-Americans homebuyers were more likely to receive a high-cost loan than low-income whites. Upper-income and middle-income Latino homebuyers were more likely to receive a high-cost loan than low-income whites.

**Minorities received a greater proportion of high-cost loans than they received of prime loans.** African-Americans were issued 17.7% of all high-cost home purchase loans but only 4.7% of the prime home purchase loans. Latinos were issued 34.5% of all high-cost loans originated and 10.5% of the prime loans originated. In contrast, whites received 65.8% of the prime loans originated which is greater than their 34.5% share of the high-cost loans originated. African-Americans represent 9.6% of the population in the metropolitan area while Latinos represent 11.9% of the population.

<b>Distribution of High-cost Home Purchase Loans by Borrower Race and Ethnicity 2006</b>			
Race/Ethnicity	Share of Population	Share of Prime Loans	Share of High-cost Loans
African-American	9.6%	4.7%	17.7%
Latino	11.9%	10.5%	34.5%
White	73.1%	65.8%	34.5%

**Lower income homeowners of all races are more likely to receive a high-cost loan than upper-income homebuyers.** In 2006, 17.9% of the loans received by low-income homebuyers were high-

cost loans, or about one out of six loans. 25% of the loans received by moderate-income homebuyers, and 26.6% loans to middle-income homeowners were high-cost loans. In comparison, only 11.5% of loans made to upper-income homebuyers were high-cost loans.

<b>High-cost Lender Share of Home Purchase Loans by Borrower Income Level 2006</b>			
	High-cost Loans	All Loans	% High-cost
Low Income	56	313	17.9%
Moderate Income	313	1276	25%
Middle Income	473	1779	26.6%
Upper Income	459	3995	11.5%

In comparative terms, low-income homebuyers were 1.6 times more likely than upper-income borrowers to receive a high-cost loan to purchase their home. Moderate-income homebuyers were 2.1 times more likely to receive a high-cost loan than upper-income homebuyers.

**Methodology**

The data for the Bridgeport-Stamford-Norwalk metropolitan area includes Fairfield County.

This report analyzes data available to the public under the Home Mortgage Disclosure Act (HMDA). It uses a sample of 363 individual lenders owned by 19 different parent companies. They represent the largest mortgage lenders in the country and include the largest subprime mortgage lenders.

High-cost loans are defined as loans originated with an Annual Percentage Rate (APR) at least 3 points above the comparable rate on U.S. Treasury Securities. As such, HMDA regulations require that these loans include information on the difference or “rate spread” between the APR on the loan and the comparable Treasury Rate. Prime loans as counted in this report were loans where no rate spread was reported because the APR on that loan was less than 3 points above the comparable Treasury rate.

This report analyzed data on first liens and does not include government-backed loans (FHA, VA, FmHA).

HMDA data reports race in addition to ethnicity of the applicant. For this report, any borrower of Latino ethnicity is not included in a racial group but only in the Latino category. For example, a borrower of Latino ethnicity and white race is counted as Latino and not counted as white.

See the main text of the report ([www.acorn.org](http://www.acorn.org)) for the complete list of lenders, analysis of national data comparisons of different metropolitan areas as well as recommendations.



## Hartford-West Hartford-East Hartford Metropolitan Area

**Homeowners of all races in the metropolitan area have a very high incidence of receiving a high-cost loan when refinancing.** Out of all refinance loans made in the metropolitan area, more than one in three loans, or 34.7%, was a high-cost loan. When buying a home, borrowers of all races have a moderate incidence of receiving a high-cost home purchase loan. More than one in five home purchase loans in the metropolitan area, or 22.3%, were high-cost loans.

For the purposes of this report high-cost loans are defined as loans originated with an Annual Percentage Rate (APR) of at least 3 points above the comparable rate on U.S. Treasury Securities. During 2006 many of these loans are also exploding ARMs which are likely to lead to foreclosures.

In this summary of lending in the Hartford-West Hartford-East Hartford area, we examine data for the area concerning refinance loans, including the disparities in the issuance of high-cost loans by race and income, and the data concerning purchase loans including the disparities in the issuance of high-cost loans by race and income.



### High-cost Refinance Loans<sup>6</sup>

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**For refinance loans, our findings show that in 2006:**

1. High-cost loans made up a significant proportion of the home refinance loans made to minorities.
2. Minority homeowners were more likely than white homeowners to receive a high-cost loan when refinancing.
3. Racial disparities persisted even among homeowners of the same income level.
4. Minorities received a greater proportion of high-cost loans than they received of prime loans.
5. Lower-income homeowners of all races were more likely to receive a high-cost loan than upper-income borrowers.

**High-cost loans made up a significant proportion of the home refinance loans made to minorities.** In 2006, 56.4% or more than one out of two, home refinance loans made to African-Americans were high-cost loans and, 45.9%, or almost one out of two, home refinance loans made to Latinos were high-cost loans. In contrast, only 31.1%, or almost one out of three, home refinance loans made to whites were high-cost loans.

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<sup>6</sup> Includes conventional 1<sup>st</sup> lien refinances and does not include government-backed refinance loans.

REFINANCE LOANS BY BORROWER RACE AND ETHNICITY 2006				
Race/Ethnicity	# Refinance Loans	# High Cost Loans	% High Cost	Disparity to White
African-American	877	495	56.4%	1.8
Latino	603	277	45.9%	1.5
White	5901	1834	31.1%	
ALL <sup>7</sup>	8923	3099	34.7%	

**Minority homeowners were more likely than white homeowners to receive a high-cost loan when refinancing.** In relative terms, African-Americans were 1.8 times more likely to receive a high-cost loan than whites. Latino homeowners were 1.5 times more likely to receive a high cost loan than whites.

**Racial disparities persisted even among homeowners of the same income level.<sup>8</sup>** In 2006, upper-income African-American homeowners were 2.1 times more likely than upper-income white homeowners to receive a high-cost refinance loan. Upper-income Latinos were 1.5 times more likely to receive a high-cost loan than upper-income whites.

Middle-income African-Americans were 1.7 times more likely than middle-income whites to receive a high-cost refinance loan, while middle-income Latinos were 1.4 times more likely to receive a high-cost loan than middle-income whites.

Moderate-income African-Americans were 1.6 times more likely to receive a high-cost refinance loan than moderate-income whites, while moderate-income Latinos were 1.3 times more likely to receive a high-cost refinance loan than moderate-income whites.

Low-income African-Americans were 1.9 times more likely to receive a high-cost refinance loan than low-income whites, while low-income Latinos were 1.4 times more likely to receive a high-cost loan than low-income whites.

High-cost Loans as a Percentage of Refinance Loans By Borrower Race and Ethnicity Among Income Levels 2006					
Borrower Income Level	White	Latino	African-American	Disparity Compared to White	
				Latino	African-American
Low Income	35.8%	48.8%	67.3%	1.4	1.9
Moderate Income	39.1%	49.2%	61.3%	1.3	1.6
Middle Income	33.6%	48.3%	56.9%	1.4	1.7
Upper Income	23.5%	35.1%	48.4%	1.5	2.1

<sup>7</sup> The category ALL loans includes borrowers from other racial/ethnic groups as well as borrowers who did not self-declare their race.

<sup>8</sup> Upper-income is defined as borrowers with incomes 120% or greater than the area median income or greater than \$95,438 for the Hartford-West Hartford-East Hartford metropolitan area. Low-income borrowers have incomes below 50% of the median income, or less than \$40,100; moderate-income borrowers have incomes between 50% and 79% of median income, or between \$40,100 and \$64,160; middle-income borrowers have incomes 80-119% of median income, or between \$64,160 and \$95,438.

Minority homeowners with higher incomes were more likely to receive a high-cost refinance loan than white homeowners with lower incomes. Upper-income and middle-income African-Americans were more likely to receive a high-cost refinance loan than low-income whites. Middle-income Latinos were more likely to receive a high-cost loan than low-income whites.

**Minorities received a greater proportion of high-cost loans than they received of prime loans.** African-Americans received 16.0% of the high-cost refinance loans but only 6.6% of the prime refinance loans. Latinos received 8.9% of the high-cost loans originated but a smaller 5.6% of the prime loans originated. In contrast, whites received 69.8% of all prime loans originated which is greater than their 59.2% share of all high-cost loans originated. African-Americans represent 9.2% of the population in the metropolitan area while Latinos represent 9.4% of the population<sup>9</sup>.

Race/Ethnicity	Share of Population	Share of Prime Loans	Share of High-cost Loans
African-American	9.2%	6.6%	16.0%
Latino	9.4%	5.6%	8.9%
White	77.4%	69.8%	59.2%

**Lower-income homeowners of all races were more likely to receive a high-cost loan than upper-income borrowers.** In 2006, 42.5%, or almost one out of two, refinance loans made to low-income homeowners were high-cost loans, as were 42.4%, or almost one out of every two, refinances made to moderate-income homeowners and 36.8% or more than one of three loans to middle-income homeowners. In contrast, only 25.3%, or one out of every four, refinances to upper-income homeowners were high-cost loans.

	# Refinance Loans	# High-Cost Loans	% High-cost
Low-Income	811	345	42.5%
Moderate-Income	2568	1088	42.4%
Middle-Income	2720	1000	36.8%
Upper-Income	2412	611	25.3%

In comparative terms, low-income homeowners were 1.7 times more likely to receive a high-cost loan than upper-income homeowners and moderate-income homeowners were 1.7 times more likely to receive a high-cost loan.

<sup>9</sup> 2000 Census data based on the counties that are included in the metropolitan area. See methodology section for a list of counties included for this metropolitan area.



## High-cost Home Purchase Loans<sup>10</sup>

### For home purchase loans, our findings show that in 2006:

1. High-cost loans made up a significant proportion of the home purchase loans made to minorities.
2. Minority homebuyers were much more likely than white homebuyers to receive a high-cost loan.
3. The racial disparity persisted even among borrowers of the same income level.
4. Minorities received a greater portion of high-cost loans than they received of prime loans.
5. Lower-income homeowners of all races are more likely to receive a high-cost loan than upper-income homebuyers.

**High-cost loans made up a significant proportion of the home purchase loans made to minorities.** In 2006, 52.6%, or more than one out of two, home purchase loans received by African-Americans were high-cost loans and 34.7%, or more than one out of three, home purchase loans received by Latinos were high-cost loans. In contrast, only 17.3%, or more than one out of six, home purchase loans received by whites were high-cost loans.

Home Purchase Loans By Borrower Race and Ethnicity 2006				
Race/Ethnicity	# Home Purchase Loans	# High Cost Loans	% High Cost	Disparity to White
African-American	639	336	52.6%	3.0
Latino	694	241	34.7%	2.0
White	4729	816	17.3%	
ALL	7179	1600	22.3%	

**Minority homebuyers were much more likely than white homebuyers to receive a high-cost loan.** African-American homebuyers were 3.0 times as likely to receive a high-cost home purchase loan than whites while Latinos were 2 times as likely to receive a high-cost loan.

**The racial disparity persists even among borrowers of the same income level.** High-cost loan were issued to 59.2% of the home purchase loans received by upper-income African-Americans and 44.1% of the home purchase loans received by upper-income Latinos, compared to only 18.0% of the home purchase loans to upper-income whites.

In comparative terms, upper-income African-Americans were 3.3 times more likely than upper-income whites to be issued a high-cost loan when purchasing a home. Upper-income Latinos were 2.5 times more likely than upper-income whites to be issued a high-cost loan when purchasing a home.

<sup>10</sup> Includes 1<sup>st</sup> lien conventional home purchase loans made to owner-occupied households and does not include loans made by manufactured lenders nor government-backed loans.



High-cost Loans as a Percentage of All Home Purchase Loans by Borrower Race and Ethnicity Among Income Levels 2006					
	White	Latino	African- American	Disparity Compared to White	
				Latino	African- American
Low Income	16.4%	24.7%	47.5%	1.5	2.9
Moderate Income	19.9%	30.5%	51.3%	1.5	2.6
Middle Income	19.9%	45.6%	60.0%	2.3	3.0
Upper Income	18.0%	44.1%	59.2%	2.5	3.3

Middle-income African-Americans were 3.0 times more likely than middle-income whites to be issued a high-cost home purchase loan, while middle-income Latinos were 2.3 times more likely to be issued a high-cost purchase loan than middle-income whites.

Moderate-income African-Americans were 2.6 times more likely to be issued a high-cost home purchase loan than moderate-income whites, while moderate-income Latinos were 1.5 times more likely to be issued a high-cost home purchase loan than moderate-income whites.

Low-income African-Americans were 2.9 times more likely to be issued a high-cost home purchase loan than low-income whites, while low-income Latinos were 1.5 times more likely to be issued a high-cost home purchase loan than low-income whites.

Minority homebuyers with higher incomes were more likely to receive a high-cost loan than white homebuyers with lower incomes. Upper-income and middle-income African-Americans homebuyers were more likely to receive a high-cost loan than low-income whites. Upper-income and middle-income Latino homebuyers were more likely to receive a high-cost loan than low-income whites.

**Minorities received a greater proportion of high-cost loans than they received of prime loans.**

African-Americans were issued 21.0% of all high-cost home purchase loans but only 5.4% of the prime home purchase loans. Latinos were issued 15.1% of all high-cost loans originated and 8.1% of the prime loans originated. In contrast, whites received 70.1% of the prime loans originated which is greater than their 51.0% share of the high-cost loans originated. African-Americans represent 9.2% of the population in the metropolitan area while Latinos represent 9.4% of the population.

Distribution of High-cost Home Purchase Loans by Borrower Race and Ethnicity 2006			
Race/Ethnicity	Share of Population	Share of Prime Loans	Share of High-cost Loans
African-American	9.2%	5.4%	21.0%
Latino	9.4%	8.1%	15.1%
White	77.4%	70.1%	51.0%

**Lower income homeowners of all races are more likely to receive a high-cost loan than upper-income homebuyers.** In 2006, 20.3% of the loans received by low-income homebuyers were high-cost loans, or about one out of five loans. 26% of the loans received by moderate-income homebuyers, and 26.8% loans to middle-income homeowners were high-cost loans. In comparison, only 14.4% of loans made to upper-income homebuyers were high-cost loans.

<b>High-cost Lender Share of Home Purchase Loans by Borrower Income Level 2006</b>			
	High-cost Loans	All Loans	% High-cost
Low Income	120	590	20.3%
Moderate Income	534	2065	26%
Middle Income	548	2041	26.8%
Upper Income	330	2290	14.4%

In comparative terms, low-income homebuyers were 1.4 times more likely than upper-income borrowers to receive a high-cost loan to purchase their home. Moderate-income homebuyers were 1.8 times more likely to receive a high-cost loan than upper-income homebuyers.

### **Methodology**

The data for the Hartford-West Hartford-East Hartford metropolitan area includes Hartford, Middlesex, Tolland counties.

This report analyzes data available to the public under the Home Mortgage Disclosure Act (HMDA). It uses a sample of 363 individual lenders owned by 19 different parent companies. They represent the largest mortgage lenders in the country and include the largest subprime mortgage lenders.

High-cost loans are defined as loans originated with an Annual Percentage Rate (APR) at least 3 points above the comparable rate on U.S. Treasury Securities. As such, HMDA regulations require that these loans include information on the difference or “rate spread” between the APR on the loan and the comparable Treasury Rate. Prime loans as counted in this report were loans where no rate spread was reported because the APR on that loan was less than 3 points above the comparable Treasury rate.

This report analyzed data on first liens and does not include government-backed loans (FHA, VA, FmHA).

HMDA data reports race in addition to ethnicity of the applicant. For this report, any borrower of Latino ethnicity is not included in a racial group but only in the Latino category. For example, a borrower of Latino ethnicity and white race is counted as Latino and not counted as white.

See the main text of the report ([www.acorn.org](http://www.acorn.org)) for the complete list of lenders, analysis of national data comparisons of different metropolitan areas as well as recommendations.



## New Haven-Milford Metropolitan Area

**Homeowners of all races in the metropolitan area have a very high incidence of receiving a high-cost loan when refinancing.** Out of all refinance loans made in the metropolitan area, one in three loans, or 32.2%, was a high-cost loan. When buying a home, borrowers of all races have a high incidence of receiving a high-cost home purchase loan. One in four home purchase loans in the metropolitan area, or 27.2%, were high-cost loans.

For the purposes of this report high-cost loans are defined as loans originated with an Annual Percentage Rate (APR) of at least 3 point above the comparable rate on U.S. Treasury Securities. During 2006 many of these loans are also exploding ARMs which are likely to lead to foreclosures.

In this summary of lending in the New Haven-Milford area, we examine data for the area concerning refinance loans, including the disparities in the issuance of high-cost loans by race and income, and the data concerning purchase loans including the disparities in the issuance of high-cost loans by race and income.



### High-cost Refinance Loans<sup>11</sup>

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**For refinance loans, our findings show that in 2006:**

1. High-cost loans made up a significant proportion of the home refinance loans made to minorities.
2. Minority homeowners were more likely than white homeowners to receive a high-cost loan when refinancing.
3. Racial disparities persisted even among homeowners of the same income level.
4. Minorities received a greater proportion of high-cost loans than they received of prime loans.
5. Lower-income homeowners of all races were more likely to receive a high-cost loan than upper-income borrowers.

**High-cost loans made up a significant proportion of the home refinance loans made to minorities.** In 2006, 56.5% or more than one out of two, home refinance loans made to African-Americans were high-cost loans and, 47.8%, or almost one out of two, home refinance loans made to Latinos were high-cost loans. In contrast, only 26.5%, or one out of four, home refinance loans made to whites were high-cost loans.

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<sup>11</sup> Includes conventional 1<sup>st</sup> lien refinances and does not include government-backed refinance loans.

REFINANCE LOANS BY BORROWER RACE AND ETHNICITY 2006				
Race/Ethnicity	# Refinance Loans	# High Cost Loans	% High Cost	Disparity to White
African-American	872	493	56.5%	2.1
Latino	638	305	47.8%	1.8
White	6106	1617	26.5%	
ALL <sup>12</sup>	8941	2877	32.2%	

**Minority homeowners were more likely than white homeowners to receive a high-cost loan when refinancing.** In relative terms, African-Americans were 2.1 times more likely to receive a high-cost loan than whites. Latino homeowners were 1.8 times more likely to receive a high cost loan than whites.

**Racial disparities persisted even among homeowners of the same income level.<sup>13</sup>** In 2006, upper-income African-American homeowners were 2.6 times more likely than upper-income white homeowners to receive a high-cost refinance loan. Upper-income Latinos were 2.0 times more likely to receive a high-cost loan than upper-income whites.

Middle-income African-Americans were 2.1 times more likely than middle-income whites to receive a high-cost refinance loan, while middle-income Latinos were 1.7 times more likely to receive a high-cost loan than middle-income whites.

Moderate-income African-Americans were 1.8 times more likely to receive a high-cost refinance loan than moderate-income whites, while moderate-income Latinos were 1.6 times more likely to receive a high-cost refinance loan than moderate-income whites.

Low-income African-Americans were 1.7 times more likely to receive a high-cost refinance loan than low-income whites, while low-income Latinos were 1.5 times more likely to receive a high-cost loan than low-income whites.

High-cost Loans as a Percentage of Refinance Loans By Borrower Race and Ethnicity Among Income Levels 2006					
Borrower Income Level	White	Latino	African-American	Disparity Compared to White	
				Latino	African-American
Low Income	30.1%	44.6%	50.0%	1.5	1.7
Moderate Income	33.5%	53.7%	59.3%	1.6	1.8
Middle Income	29.0%	48.6%	59.9%	1.7	2.1
Upper Income	21.1%	43.0%	54.4%	2.0	2.6

<sup>12</sup> The category ALL loans includes borrowers from other racial/ethnic groups as well as borrowers who did not self-declare their race.

<sup>13</sup> Upper-income is defined as borrowers with incomes 120% or greater than the area median income or greater than \$89,250 for the New Haven-Milford metropolitan area. Low-income borrowers have incomes below 50% of the median income, or less than \$37,500; moderate-income borrowers have incomes between 50% and 79% of median income, or between \$37,500 and \$60,000; middle-income borrowers have incomes 80-119% of median income, or between \$60,000 and \$89,250.

Minority homeowners with higher incomes were more likely to receive a high-cost refinance loan than white homeowners with lower incomes. Upper-income and middle-income African-Americans were more likely to receive a high-cost refinance loan than low-income whites. Upper-income and middle-income Latinos were more likely to receive a high-cost refinance loan than low-income whites.

**Minorities received a greater proportion of high-cost loans than they received of prime loans.** African-Americans received 17.1% of the high-cost refinance loans but only 6.3% of the prime refinance loans. Latinos received 10.6% of the high-cost loans originated but a smaller 5.5% of the prime loans originated. In contrast, whites received 74.0% of all prime loans originated which is greater than their 56.2% share of all high-cost loans originated. African-Americans represent 10.8% of the population in the metropolitan area while Latinos represent 10.1% of the population<sup>14</sup>.

Race/Ethnicity	Share of Population	Share of Prime Loans	Share of High-cost Loans
African-American	10.8%	6.3%	17.1%
Latino	10.1%	5.5%	10.6%
White	74.8%	74.0%	56.2%

**Lower-income homeowners of all races were more likely to receive a high-cost loan than upper-income borrowers.** In 2006, 34.1%, or one out of three, refinance loans made to low-income homeowners were high-cost loans, as were 39.9%, or more than one out of every three, refinances made to moderate-income homeowners and 35.3% or one of three loans to middle-income homeowners. In contrast, only 25.5%, or one out of every four, refinances to upper-income homeowners were high-cost loans.

	# Refinance Loans	# High-Cost Loans	% High-cost
Low-Income	593	202	34.1%
Moderate-Income	2041	814	39.9%
Middle-Income	2810	993	35.3%
Upper-Income	3121	796	25.5%

In comparative terms, low-income homeowners were 1.3 times more likely to receive a high-cost loan than upper-income homeowners and moderate-income homeowners were 1.6 times more likely to receive a high-cost loan.

<sup>14</sup> 2000 Census data based on the counties that are included in the metropolitan area. See methodology section for a list of counties included for this metropolitan area.



## High-cost Home Purchase Loans<sup>15</sup>

### For home purchase loans, our findings show that in 2006:

1. High-cost loans made up a significant proportion of the home purchase loans made to minorities.
2. Minority homebuyers were much more likely than white homebuyers to receive to receive a high-cost loan.
3. The racial disparity persisted even among borrowers of the same income level.
4. Minorities received a greater portion of high-cost loans than they received of prime loans.
5. Lower-income homeowners of all races are more likely to receive a high-cost loan than upper-income homebuyers.

**High-cost loans made up a significant proportion of the home purchase loans made to minorities.** In 2006, 54.8%, or more than one out of two, home purchase loans received by African-Americans were high-cost loans and 41.6%, or two out of five, home purchase loans received by Latinos were high-cost loans. In contrast, only 19.8%, or one out of five, home purchase loans received by whites were high-cost loans.

Home Purchase Loans By Borrower Race and Ethnicity 2006				
Race/Ethnicity	# Home Purchase Loans	# High Cost Loans	% High Cost	Disparity to White
African-American	714	391	54.8%,	2.8
Latino	813	338	41.6%	2.1
White	3729	739	19.8%,	
ALL	6129	1666	27.2%	

**Minority homebuyers were much more likely than white homebuyers to receive to receive a high-cost loan.** African-American homebuyers were 2.8 times as likely to receive a high-cost home purchase loan than whites while Latinos were 2.1 times as likely to receive a high-cost loan.

**The racial disparity persists even among borrowers of the same income level.** High-cost loan were issued to 55.9% of the home purchase loans received by upper-income African-Americans and 41.4% of the home purchase loans received by upper-income Latinos, compared to only 23.3% of the home purchase loans to upper-income whites.

In comparative terms, upper-income African-Americans were 2.4 times more likely than upper-income whites to be issued a high-cost loan when purchasing a home. Upper-income Latinos were 1.8 times more likely than upper-income whites to be issued a high-cost loan when purchasing a home.

<sup>15</sup> Includes 1<sup>st</sup> lien conventional home purchase loans made to owner-occupied households and does not include loans made by manufactured lenders nor government-backed loans.

<b>High-cost Loans as a Percentage of All Home Purchase Loans by Borrower Race and Ethnicity Among Income Levels 2006</b>					
	White	Latino	African- American	Disparity Compared to White	
				Latino	African- American
Low Income	15.8%	36.9%	62.0%	2.3	3.9
Moderate Income	21.1%	37.2%	53.1%	1.8	2.5
Middle Income	22.9%	44.4%	56.8%	1.9	2.5
Upper Income	23.3%	41.4%	55.9%	1.8	2.4

Middle-income African-Americans were 2.5 times more likely than middle-income whites to be issued a high-cost home purchase loan, while middle-income Latinos were 1.9 times more likely to be issued a high-cost purchase loan than middle-income whites.

Moderate-income African-Americans were 2.5 times more likely to be issued a high-cost home purchase loan than moderate-income whites, while moderate-income Latinos were 1.8 times more likely to be issued a high-cost home purchase loan than moderate-income whites.

Low-income African-Americans were 3.9 times more likely to be issued a high-cost home purchase loan than low-income whites, while low-income Latinos were 2.3 times more likely to be issued a high-cost home purchase loan than low-income whites.

Minority homebuyers with higher incomes were more likely to receive a high-cost loan than white homebuyers with lower incomes. Upper-income and middle-income African-Americans homebuyers were more likely to receive a high-cost loan than low-income whites. Upper-income and middle-income Latino homebuyers were more likely to receive a high-cost loan than low-income whites.

**Minorities received a greater proportion of high-cost loans than they received of prime loans.**

African-Americans were issued 23.5% of all high-cost home purchase loans but only 7.2% of the prime home purchase loans. Latinos were issued 20.3% of all high-cost loans originated and 10.6% of the prime loans originated. In contrast, whites received 67.0% of the prime loans originated which is greater than their 44.4% share of the high-cost loans originated. African-Americans represent 10.8% of the population in the metropolitan area while Latinos represent 10.1% of the population.

<b>Distribution of High-cost Home Purchase Loans by Borrower Race and Ethnicity 2006</b>			
Race/Ethnicity	Share of Population	Share of Prime Loans	Share of High-cost Loans
African-American	10.8%	7.2%	23.5%
Latino	10.1%	10.6%	20.3%
White	74.8%	67.0%	44.4%

**Lower income homeowners of all races are more likely to receive a high-cost loan than upper-income homebuyers.** In 2006, 26.8% of the loans received by low-income homebuyers were high-cost loans, or about one out of four loans. 29% of the loans received by moderate-income homebuyers, and 32.1% loans to middle-income homeowners were high-cost loans. In comparison, only 22.3% of loans made to upper-income homebuyers were high-cost loans.

<b>High-cost Lender Share of Home Purchase Loans by Borrower Income Level 2006</b>			
	High-cost Loans	All Loans	% High-cost
Low Income	96	358	26.8%
Moderate Income	408	1416	29%
Middle Income	599	1867	32.1%
Upper Income	510	2285	22.3%

In comparative terms, low-income homebuyers were 1.2 times more likely than upper-income borrowers to receive a high-cost loan to purchase their home. Moderate-income homebuyers were 1.3 times more likely to receive a high-cost loan than upper-income homebuyers.

### **Methodology**

The data for the New Haven-Milford metropolitan area includes New Haven counties.

This report analyzes data available to the public under the Home Mortgage Disclosure Act (HMDA). It uses a sample of 363 individual lenders owned by 19 different parent companies. They represent the largest mortgage lenders in the country and include the largest subprime mortgage lenders.

High-cost loans are defined as loans originated with an Annual Percentage Rate (APR) at least 3 points above the comparable rate on U.S. Treasury Securities. As such, HMDA regulations require that these loans include information on the difference or “rate spread” between the APR on the loan and the comparable Treasury Rate. Prime loans as counted in this report were loans where no rate spread was reported because the APR on that loan was less than 3 points above the comparable Treasury rate.

This report analyzed data on first liens and does not include government-backed loans (FHA, VA, FmHA).

HMDA data reports race in addition to ethnicity of the applicant. For this report, any borrower of Latino ethnicity is not included in a racial group but only in the Latino category. For example, a borrower of Latino ethnicity and white race is counted as Latino and not counted as white.

See the main text of the report ([www.acorn.org](http://www.acorn.org)) for the complete list of lenders, analysis of national data comparisons of different metropolitan areas as well as recommendations



## Norwich-New London Metropolitan Area

**Homeowners of all races in the metropolitan area have a very high incidence of receiving a high-cost loan when refinancing.** Out of all refinance loans made in the metropolitan area, more than one in three loans, or 37.8%, was a high-cost loan. When buying a home, borrowers of all races have a high incidence of receiving a high-cost home purchase loan. More than one in four home purchase loans in the metropolitan area, or 27.3%, were high-cost loans.

For the purposes of this report high-cost loans are defined as loans originated with an Annual Percentage Rate (APR) of at least 3 points above the comparable rate on U.S. Treasury Securities. During 2006 many of these loans are also exploding ARMs which are likely to lead to foreclosures.

In this summary of lending in the Norwich-New London area, we examine data for the area concerning refinance loans, including the disparities in the issuance of high-cost loans by race and income, and the data concerning purchase loans including the disparities in the issuance of high-cost loans by race and income.



### High-cost Refinance Loans<sup>16</sup>

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**For refinance loans, our findings show that in 2006:**

1. High-cost loans made up a significant proportion of the home refinance loans made to minorities.
2. Minority homeowners were more likely than white homeowners to receive a high-cost loan when refinancing.
3. Racial disparities persisted even among homeowners of the same income level.
4. Minorities received a greater proportion of high-cost loans than they received of prime loans.
5. Lower-income homeowners of all races were more likely to receive a high-cost loan than upper-income borrowers.

**High-cost loans made up a significant proportion of the home refinance loans made to minorities.** In 2006, 52.1% or more than one out of two, home refinance loans made to African-Americans were high-cost loans and, 61.9%, or more than one out of two, home refinance loans made to Latinos were high-cost loans. In contrast, only 35.0%, or more than one out of three, home refinance loans made to whites were high-cost loans.

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<sup>16</sup> Includes conventional 1<sup>st</sup> lien refinances and does not include government-backed refinance loans.

REFINANCE LOANS BY BORROWER RACE AND ETHNICITY 2006				
Race/Ethnicity	# Refinance Loans	# High Cost Loans	% High Cost	Disparity to White
African-American	73	38	52.1%	1.5
Latino	118	73	61.9%	1.8
White	1553	544	35.0%	
ALL <sup>17</sup>	2117	800	37.8%	

**Minority homeowners were more likely than white homeowners to receive a high-cost loan when refinancing.** In relative terms, African-Americans were 1.5 times more likely to receive a high-cost loan than whites. Latino homeowners were 1.8 times more likely to receive a high cost loan than whites.

**Racial disparities persisted even among homeowners of the same income level.<sup>18</sup>** In 2006, upper-income Latinos were 1.8 times more likely to receive a high-cost loan than upper-income whites.

Middle-income African-Americans were 1.3 times more likely than middle-income whites to receive a high-cost refinance loan, while middle-income Latinos were 1.7 times more likely to receive a high-cost loan than middle-income whites.

Moderate-income African-Americans were 1.5 times more likely to receive a high-cost refinance loan than moderate-income whites, while moderate-income Latinos were 1.4 times more likely to receive a high-cost refinance loan than moderate-income whites.

Low-income African-Americans were 1.4 times more likely to receive a high-cost refinance loan than low-income whites, while low-income Latinos were 2.1 times more likely to receive a high-cost loan than low-income whites.

High-cost Loans as a Percentage of Refinance Loans By Borrower Race and Ethnicity Among Income Levels 2006					
Borrower Income Level	White	Latino	African-American	Disparity Compared to White	
				Latino	African-American
Low Income	35.2%	75.0%	50.0%	2.1	1.4
Moderate Income	42.0%	58.8%	63.6%	1.4	1.5
Middle Income	37.2%	62.8%	50.0%	1.7	1.3
Upper Income	31.1%	55.6%	36.8%	1.8	1.2

<sup>17</sup> The category ALL loans includes borrowers from other racial/ethnic groups as well as borrowers who did not self-declare their race.

<sup>18</sup> Upper-income is defined as borrowers with incomes 120% or greater than the area median income or greater than \$87,941 for the Norwich-New London metropolitan area. Low-income borrowers have incomes below 50% of the median income, or less than \$36,950; moderate-income borrowers have incomes between 50% and 79% of median income, or between \$36,950 and \$59,120; middle-income borrowers have incomes 80-119% of median income, or between \$59,120 and \$87,941.

Minority homeowners with higher incomes were more likely to receive a high-cost refinance loan than white homeowners with lower incomes. Middle-income African-Americans were more likely to receive a high-cost loan than low-income whites. Upper-income and middle-income Latinos were more likely to receive a high-cost refinance loan than low-income whites.

**Minorities received a greater proportion of high-cost loans than they received of prime loans.** African-Americans received 4.8% of the high-cost refinance loans but only 2.7% of the prime refinance loans. Latinos received 9.1% of the high-cost loans originated but a smaller 3.4% of the prime loans originated. In contrast, whites received 76.6% of all prime loans originated which is greater than their 68.0% share of all high-cost loans originated. African-Americans represent 5.3% of the population in the metropolitan area while Latinos represent 5.1% of the population<sup>19</sup>.

Race/Ethnicity	Share of Population	Share of Prime Loans	Share of High-cost Loans
African-American	5.3%	2.7%	4.8%
Latino	5.1%	3.4%	9.1%
White	87.0%	76.6%	68.0%

**Lower-income homeowners of all races were more likely to receive a high-cost loan than upper-income borrowers.** In 2006, 38.3%, or more than one out of three, refinance loans made to low-income homeowners were high-cost loans, as were 44.9%, or almost one out of every two, refinances made to moderate-income homeowners and 40.5% or more than one of three loans to middle-income homeowners. In contrast, only 32.9%, or almost one out of every three, refinances to upper-income homeowners were high-cost loans.

	# Refinance Loans	# High-Cost Loans	% High-cost
Low-Income	133	51	38.3%
Moderate-Income	532	239	44.9%
Middle-Income	677	274	40.5%
Upper-Income	660	217	32.9%

In comparative terms, low-income homeowners were 1.2 times more likely to receive a high-cost loan than upper-income homeowners and moderate-income homeowners were 1.4 times more likely to receive a high-cost loan.

<sup>19</sup> 2000 Census data based on the counties that are included in the metropolitan area. See methodology section for a list of counties included for this metropolitan area.



## High-cost Home Purchase Loans<sup>20</sup>

### For home purchase loans, our findings show that in 2006:

1. High-cost loans made up a significant proportion of the home purchase loans made to minorities.
2. Minority homebuyers were much more likely than white homebuyers to receive a high-cost loan.
3. The racial disparity persisted even among borrowers of the same income level.
4. Minorities received a greater portion of high-cost loans than they received of prime loans.
5. Lower-income homeowners of all races are more likely to receive a high-cost loan than upper-income homebuyers.

**High-cost loans made up a significant proportion of the home purchase loans made to minorities.** In 2006, 58.1%, or more than one out of two, home purchase loans received by African-Americans were high-cost loans and 68.2%, or more than one out of two, home purchase loans received by Latinos were high-cost loans. In contrast, only 23.3%, or almost one out of four, home purchase loans received by whites were high-cost loans.

Home Purchase Loans By Borrower Race and Ethnicity 2006				
Race/Ethnicity	# Home Purchase Loans	# High Cost Loans	% High Cost	Disparity to White
African-American	62	36	58.1%	2.5
Latino	157	107	68.2%	2.9
White	1081	252	23.3%	
ALL	1609	440	27.3%	

**Minority homebuyers were much more likely than white homebuyers to receive a high-cost loan.** African-American homebuyers were 2.5 times as likely to receive a high-cost home purchase loan than whites while Latinos were 2.9 times as likely to receive a high-cost loan.

**The racial disparity persists even among borrowers of the same income level.** High-cost loan were issued to 70.0% of the home purchase loans received by upper-income African-Americans and 69.0% of the home purchase loans received by upper-income Latinos, compared to only 28.1% of the home purchase loans to upper-income whites.

In comparative terms, upper-income African-Americans were 2.5 times more likely than upper-income whites to be issued a high-cost loan when purchasing a home. Upper-income Latinos were 2.5 times more likely than upper-income whites to be issued a high-cost loan when purchasing a home.

<sup>20</sup> Includes 1<sup>st</sup> lien conventional home purchase loans made to owner-occupied households and does not include loans made by manufactured lenders nor government-backed loans.

<b>High-cost Loans as a Percentage of All Home Purchase Loans by Borrower Race and Ethnicity Among Income Levels 2006</b>					
	<b>White</b>	<b>Latino</b>	<b>African- American</b>	<b>Disparity Compared to White</b>	
				Latino	African- American
Low Income	24.2%	50.0%	33.3%	2.1	1.4
Moderate Income	27.9%	67.4%	38.1%	2.4	1.4
Middle Income	26.1%	71.9%	70.0%	2.8	2.7
Upper Income	28.1%	69.0%	70.0%	2.5	2.5

Middle-income African-Americans were 2.7 times more likely than middle-income whites to be issued a high-cost home purchase loan, while middle-income Latinos were 2.8 times more likely to be issued a high-cost purchase loan than middle-income whites.

Moderate-income African-Americans were 1.4 times more likely to be issued a high-cost home purchase loan than moderate-income whites, while moderate-income Latinos were 2.4 times more likely to be issued a high-cost home purchase loan than moderate-income whites.

Low-income African-Americans were 1.4 times more likely to be issued a high-cost home purchase loan than low-income whites, while low-income Latinos were 2.1 times more likely to be issued a high-cost home purchase loan than low-income whites.

Minority homebuyers with higher incomes were more likely to receive a high-cost loan than white homebuyers with lower incomes. Upper-income and middle-income African-Americans homebuyers were more likely to receive a high-cost loan than low-income whites. Upper-income and middle-income Latino homebuyers were more likely to receive a high-cost loan than low-income whites.

**Minorities received a greater proportion of high-cost loans than they received of prime loans.**

African-Americans were issued 8.2% of all high-cost home purchase loans but only 2.2% of the prime home purchase loans. Latinos were issued 24.3% of all high-cost loans originated and 4.3% of the prime loans originated. In contrast, whites received 70.9% of the prime loans originated which is greater than their 57.3% share of the high-cost loans originated. African-Americans represent 5.3% of the population in the metropolitan area while Latinos represent 5.1% of the population.

<b>Distribution of High-cost Home Purchase Loans by Borrower Race and Ethnicity 2006</b>			
<b>Race/Ethnicity</b>	Share of Population	Share of Prime Loans	Share of High-cost Loans
African-American	5.3%	2.2%	8.2%
Latino	5.1%	4.3%	24.3%
White	87.0%	70.9%	57.3%

**Lower income homeowners of all races are more likely to receive a high-cost loan than upper-income homebuyers.** In 2006, 28.9% of the loans received by low-income homebuyers were high-

cost loans, or more than one out of four loans. 30% of the loans received by moderate-income homebuyers, and 32.6% loans to middle-income homeowners were high-cost loans. In comparison, only 21.8% of loans made to upper-income homebuyers were high-cost loans.

<b>High-cost Lender Share of Home Purchase Loans by Borrower Income Level 2006</b>			
	High-cost Loans	All Loans	% High-cost
Low Income	13	45	28.9%
Moderate Income	107	357	30%
Middle Income	168	516	32.6%
Upper Income	141	647	21.8%

In comparative terms, low-income homebuyers were 1.3 times more likely than upper-income borrowers to receive a high-cost loan to purchase their home. Moderate-income homebuyers were 1.4 times more likely to receive a high-cost loan than upper-income homebuyers.

**Methodology**

The data for the Norwich-New London metropolitan area includes New London County.

This report analyzes data available to the public under the Home Mortgage Disclosure Act (HMDA). It uses a sample of 363 individual lenders owned by 19 different parent companies. They represent the largest mortgage lenders in the country and include the largest subprime mortgage lenders.

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HMDA data reports race in addition to ethnicity of the applicant. For this report, any borrower of Latino ethnicity is not included in a racial group but only in the Latino category. For example, a borrower of Latino ethnicity and white race is counted as Latino and not counted as white.

See the main text of the report ([www.acorn.org](http://www.acorn.org)) for the complete list of lenders, analysis of national data comparisons of different metropolitan areas as well as recommendations.