



## Camden 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 34.8%, was a high-cost loan. When buying a home, borrowers of all races have a very high incidence of receiving a high-cost home purchase loan. Nearly one in three home purchase loans in the metropolitan area, or 31.4%, 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 Camden 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, 51.3% or more than one out of two, home refinance loans made to African-Americans were high-cost loans and, 46.3%, or nearly one out of two, home refinance loans made to Latinos were high-cost loans. In contrast, only 29.5%, or less than one out of three, 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	2400	1230	51.3%	1.7
Latino	751	348	46.3%	1.6
White	10408	3073	29.5%	
ALL <sup>2</sup>	16969	5906	34.8%	

**Minority homeowners were more likely than white homeowners to receive a high-cost loan when refinancing.** In relative terms, African-Americans were 1.7 times more likely to receive a high-cost loan than whites. Latino homeowners were 1.6 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 2.0 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 1.8 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 1.4 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 1.7 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	33.0%	46.5%	55.3%	1.4	1.7
Moderate Income	37.0%	51.9%	53.0%	1.4	1.4
Middle Income	30.8%	51.4%	53.9%	1.7	1.8
Upper Income	24.4%	37.7%	48.6%	1.5	2.0

<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 \$91,987 for the Camden metropolitan area. Low-income borrowers have incomes below 50% of the median income, or less than \$38,650; moderate-income borrowers have incomes between 50% and 79% of median income, or between \$38,650 and \$61,840; middle-income borrowers have incomes 80-119% of median income, or between \$61,840 and \$91,987.

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 20.8% of the high-cost refinance loans but only 10.6% of the prime refinance loans. Latinos received 5.9% of the high-cost loans originated but a smaller 3.6% of the prime loans originated. In contrast, whites received 66.3% of all prime loans originated which is greater than their 52.0% share of all high-cost loans originated. African-Americans represent 15.1% of the population in the metropolitan area while Latinos represent 6.2% of the population<sup>4</sup>.

Race/Ethnicity	Share of Population	Share of Prime Loans	Share of High-cost Loans
African-American	15.1%	10.6%	20.8%
Latino	6.2%	3.6%	5.9%
White	77.0%	66.3%	52.0%

**Lower-income homeowners of all races were more likely to receive a high-cost loan than upper-income borrowers.** In 2006, 40.3%, or more than one out of three, refinance loans made to low-income homeowners were high-cost loans, as were 41.6%, or nearly one out of every two, refinances made to moderate-income homeowners and 36.9% or more than one of three loans to middle-income homeowners. In contrast, only 28.7%, or more than one out of every four, refinances to upper-income homeowners were high-cost loans.

	# Refinance Loans	# High-Cost Loans	% High-cost
Low-Income	1329	535	40.3%
Moderate-Income	4156	1727	41.6%
Middle-Income	5189	1913	36.9%
Upper-Income	5663	1627	28.7%

In comparative terms, low-income homeowners were 1.4 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>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, 55.7%, or more than one out of two, home purchase loans received by African-Americans were high-cost loans and 48.8%, or nearly one out of two, home purchase loans received by Latinos were high-cost loans. In contrast, only 24.4%, or about 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	1148	640	55.7%	2.3
Latino	500	244	48.8%	2.0
White	5075	1239	24.4%	
ALL	8100	2545	31.4%	

**Minority homebuyers were much more likely than white homebuyers to receive a high-cost loan.** African-American homebuyers were 2.3 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 57.6% of the home purchase loans received by upper-income African-Americans and 49.0% of the home purchase loans received by upper-income Latinos, compared to only 23.8% 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 2.1 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>					
	<b>White</b>	<b>Latino</b>	<b>African- American</b>	<b>Disparity Compared to White</b>	
				Latino	African- American
Low Income	24.7%	42.3%	57.1%	1.7	2.3
Moderate Income	28.5%	58.6%	56.1%	2.1	2.0
Middle Income	24.6%	42.1%	56.3%	1.7	2.3
Upper Income	23.8%	49.0%	57.6%	2.1	2.4

Middle-income African-Americans were 2.3 times more likely than middle-income whites to be issued a high-cost home purchase loan, while middle-income Latinos were 1.7 times more likely to be issued a high-cost purchase loan than middle-income whites.

Moderate-income African-Americans were 2.0 times more likely to be issued a high-cost home purchase loan than moderate-income whites, while moderate-income Latinos were 2.1 times more likely to be issued a high-cost home purchase loan than moderate-income whites.

Low-income African-Americans were 2.3 times more likely to be issued a high-cost home purchase loan than low-income whites, while low-income Latinos were 1.7 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 25.1% of all high-cost home purchase loans but only 9.1% of the prime home purchase loans. Latinos were issued 9.6% of all high-cost loans originated and 4.6% of the prime loans originated. In contrast, whites received 69.1% of the prime loans originated which is greater than their 48.7% share of the high-cost loans originated. African-Americans represent 15.1% of the population in the metropolitan area while Latinos represent 6.2% 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	15.1%	9.1%	25.1%
Latino	6.2%	4.6%	9.6%
White	77.0%	69.1%	48.7%

**Lower income homeowners of all races are more likely to receive a high-cost loan than upper-income homebuyers.** In 2006, 36.2% of the loans received by low-income homebuyers were high-

cost loans, or more than one out of three loans. 37% of the loans received by moderate-income homebuyers, and 31.8% loans to middle-income homeowners were high-cost loans. In comparison, only 26.4% 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	153	423	36.2%
Moderate Income	650	1758	37%
Middle Income	785	2466	31.8%
Upper Income	852	3227	26.4%

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 1.4 times more likely to receive a high-cost loan than upper-income homebuyers.

### **Methodology**

The data for the Camden metropolitan area includes Burlington, Camden, Gloucester 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.



## Edison 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, about one in four loans, or 25.9%, 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. About one in five home purchase loans in the metropolitan area, or 18.8%, 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 Edison 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, 41.2% or close to one out of two, home refinance loans made to African-Americans were high-cost loans and, 36.9%, or more than one out of three, home refinance loans made to Latinos were high-cost loans. In contrast, only 23.4%, or nearly one out of four, 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	1767	728	41.2%	1.8
Latino	2554	942	36.9%	1.6
White	19053	4467	23.4%	
ALL <sup>7</sup>	29756	7721	25.9%	

**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 1.6 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 2.0 times more likely than upper-income white homeowners to receive a high-cost refinance loan. Upper-income Latinos were 1.7 times more likely to receive a high-cost loan than upper-income whites.

Middle-income African-Americans were 1.6 times more likely than middle-income whites to receive a high-cost refinance loan, while middle-income Latinos were 1.6 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 1.7 times more likely to receive a high-cost refinance loan than low-income whites, while low-income Latinos were 1.2 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	25.0%	29.2%	43.2%	1.2	1.7
Moderate Income	27.9%	38.4%	41.9%	1.4	1.5
Middle Income	26.6%	41.9%	43.2%	1.6	1.6
Upper Income	20.5%	34.4%	40.9%	1.7	2.0

<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 \$104,125 for the Edison metropolitan area. Low-income borrowers have incomes below 50% of the median income, or less than \$43,750; moderate-income borrowers have incomes between 50% and 79% of median income, or between \$43,750 and \$70,000; middle-income borrowers have incomes 80-119% of median income, or between \$70,000 and \$104,125.

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 9.4% of the high-cost refinance loans but only 4.7% of the prime refinance loans. Latinos received 12.2% of the high-cost loans originated but a smaller 7.3% of the prime loans originated. In contrast, whites received 66.2% of all prime loans originated which is greater than their 57.9% share of all high-cost loans originated. African-Americans represent 7.2% of the population in the metropolitan area while Latinos represent 8.8% of the population<sup>9</sup>.

Race/Ethnicity	Share of Population	Share of Prime Loans	Share of High-cost Loans
African-American	7.2%	4.7%	9.4%
Latino	8.8%	7.3%	12.2%
White	80.2%	66.2%	57.9%

**Lower-income homeowners of all races were more likely to receive a high-cost loan than upper-income borrowers.** In 2006, 26.5%, or more than one out of four, refinance loans made to low-income homeowners were high-cost loans, as were 30.4%, or nearly one out of every three, refinances made to moderate-income homeowners and 29.5% or nearly one of three loans to middle-income homeowners. In contrast, only 22.8%, or less than one out of every four, refinances to upper-income homeowners were high-cost loans.

	# Refinance Loans	# High-Cost Loans	% High-cost
Low-Income	1632	433	26.5%
Moderate-Income	5548	1686	30.4%
Middle-Income	9107	2687	29.5%
Upper-Income	11836	2693	22.8%

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 1.3 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.

**High-cost loans made up a significant proportion of the home purchase loans made to minorities.** In 2006, 39.3%, or more than one out of three, home purchase loans received by African-Americans were high-cost loans and 39.9%, or more than one out of three, home purchase loans received by Latinos were high-cost loans. In contrast, only 16.0%, or about 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	793	312	39.3%	2.5
Latino	1668	665	39.9%	2.5
White	10178	1628	16.0%	
ALL	16642	3123	18.8%	

**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 2.5 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 46.6% of the home purchase loans received by upper-income African-Americans and 51.1% of the home purchase loans received by upper-income Latinos, compared to only 15.6% of the home purchase loans to upper-income whites.

In comparative terms, upper-income African-Americans were 3.0 times more likely than upper-income whites to be issued a high-cost loan when purchasing a home. Upper-income Latinos were 3.3 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.

<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	9.5%	7.3%	13.6%	0.8	1.4
Moderate Income	14.4%	30.6%	26.9%	2.1	1.9
Middle Income	17.2%	45.2%	46.9%	2.6	2.7
Upper Income	15.6%	51.1%	46.6%	3.3	3.0

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 2.6 times more likely to be issued a high-cost purchase loan than middle-income whites.

Moderate-income African-Americans were 1.9 times more likely to be issued a high-cost home purchase loan than moderate-income whites, while moderate-income Latinos were 2.1 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.

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 10.0% of all high-cost home purchase loans but only 3.6% of the prime home purchase loans. Latinos were issued 21.3% of all high-cost loans originated and 7.4% of the prime loans originated. In contrast, whites received 63.2% of the prime loans originated which is greater than their 52.1% share of the high-cost loans originated. African-Americans represent 7.2% of the population in the metropolitan area while Latinos represent 8.8% 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	7.2%	3.6%	10.0%
Latino	8.8%	7.4%	21.3%
White	80.2%	63.2%	52.1%

## **Methodology**

The data for the Edison metropolitan area includes Middlesex, Monmouth, Ocean, Somerset 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.



## Newark-Union 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, about one in three loans, or 32.0%, was a high-cost loan. When buying a home, borrowers of all races have a very high incidence of receiving a high-cost home purchase loan. Nearly one in three home purchase loans in the metropolitan area, or 30.1%, 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 Newark-Union 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, 48.5% or close to one out of two, home refinance loans made to African-Americans were high-cost loans and, 40.2%, or more than one out of three, home refinance loans made to Latinos were high-cost loans. In contrast, only 24.3%, or less than 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	4116	1998	48.5%	2.0
Latino	3300	1328	40.2%	1.7
White	11079	2693	24.3%	
ALL <sup>12</sup>	23391	7474	32.0%	

**Minority homeowners were more likely than white homeowners to receive a high-cost loan when refinancing.** In relative terms, African-Americans were 2.0 times more likely to receive a high-cost loan than whites. Latino homeowners were 1.7 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 2.2 times more likely than upper-income white homeowners to receive a high-cost refinance loan. Upper-income Latinos were 2.1 times more likely to receive a high-cost loan than upper-income whites.

Middle-income African-Americans were 1.9 times more likely than middle-income whites to receive a high-cost refinance loan, while middle-income Latinos were 1.5 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 1.2 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 1.3 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	27.6%	37.1%	47.5%	1.3	1.7
Moderate Income	31.9%	39.1%	50.8%	1.2	1.6
Middle Income	28.0%	41.4%	52.6%	1.5	1.9
Upper Income	20.7%	42.8%	45.9%	2.1	2.2

<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 \$101,626 for the Newark-Union metropolitan area. Low-income borrowers have incomes below 50% of the median income, or less than \$42,700; moderate-income borrowers have incomes between 50% and 79% of median income, or between \$42,700 and \$68,320; middle-income borrowers have incomes 80-119% of median income, or between \$68,320 and \$101,626.

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 26.7% of the high-cost refinance loans but only 13.3% of the prime refinance loans. Latinos received 17.8% of the high-cost loans originated but a smaller 12.4% of the prime loans originated. In contrast, whites received 52.7% of all prime loans originated which is greater than their 36.0% share of all high-cost loans originated. African-Americans represent 21.1% of the population in the metropolitan area while Latinos represent 13.0% of the population<sup>14</sup>.

<b>Distribution of High-cost Refinance Loans by Borrower Race and Ethnicity 2006</b>			
<b>Race/Ethnicity</b>	<b>Share of Population</b>	<b>Share of Prime Loans</b>	<b>Share of High-cost Loans</b>
African-American	21.1%	13.3%	26.7%
Latino	13.0%	12.4%	17.8%
White	60.0%	52.7%	36.0%

**Lower-income homeowners of all races were more likely to receive a high-cost loan than upper-income borrowers.** In 2006, 35.9%, or more than one out of three, refinance loans made to low-income homeowners were high-cost loans, as were 39.0%, or more than one out of every three, refinances made to moderate-income homeowners and 36.1% or more than one of three loans to middle-income homeowners. In contrast, only 27.6%, or more than one out of every four, refinances to upper-income homeowners were high-cost loans.

<b>Refinance Loans by Borrower Income Level 2006</b>			
	<b># Refinance Loans</b>	<b># High-Cost Loans</b>	<b>% High-cost</b>
Low-Income	1038	373	35.9%
Moderate-Income	4269	1663	39.0%
Middle-Income	7133	2577	36.1%
Upper-Income	9585	2645	27.6%

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 1.4 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 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. Middle- and moderate-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, 55.7%, or more than one out of two, home purchase loans received by African-Americans were high-cost loans and 51.2%, or more than one out of two, home purchase loans received by Latinos were high-cost loans. In contrast, only 17.3%, or about 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	2127	1184	55.7%	3.2
Latino	2679	1372	51.2%	3.0
White	7274	1257	17.3%	
ALL	14630	4404	30.1%	

**Minority homebuyers were much more likely than white homebuyers to receive a high-cost loan.** African-American homebuyers were 3.2 times as likely to receive a high-cost home purchase loan than whites while Latinos were 3 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 67.2% of the home purchase loans received by upper-income African-Americans and 59.9% of the home purchase loans received by upper-income Latinos, compared to only 20.8% of the home purchase loans to upper-income whites.

In comparative terms, upper-income African-Americans were 3.2 times more likely than upper-income whites to be issued a high-cost loan when purchasing a home. Upper-income Latinos were 2.9 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	16.8%	12.8%	25.0%	0.8	1.5
Moderate Income	19.3%	37.6%	40.9%	1.9	2.1
Middle Income	20.0%	56.2%	63.7%	2.8	3.2
Upper Income	20.8%	59.9%	67.2%	2.9	3.2

Middle-income African-Americans were 3.2 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 2.1 times more likely to be issued a high-cost home purchase loan than moderate-income whites, while moderate-income Latinos were 1.9 times more likely to be issued a high-cost home purchase loan than moderate-income whites.

Low-income African-Americans 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 26.9% of all high-cost home purchase loans but only 9.2% of the prime home purchase loans. Latinos were issued 31.2% of all high-cost loans originated and 12.8% of the prime loans originated. In contrast, whites received 58.8% of the prime loans originated which is greater than their 28.5% share of the high-cost loans originated. African-Americans represent 21.1% of the population in the metropolitan area while Latinos represent 13.0% 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	21.1%	9.2%	26.9%
Latino	13.0%	12.8%	31.2%
White	60.0%	58.8%	28.5%

**Moderate- and middle- income homeowners of all races are more likely to receive a high-cost loan than upper-income homebuyers.** In 2006, 29% of the loans received by moderate-income homebuyers, and 39.7% loans to middle-income homeowners were high-cost loans. In comparison, only 25.5% 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	53	297	17.8%
Moderate Income	507	1725	29%
Middle Income	1695	4266	39.7%
Upper Income	1984	7767	25.5%

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

### **Methodology**

The data for the Newark-Union metropolitan area includes Essex, Hunterdon, Morris, Sussex, Union Counties in NJ and Pike County in PA.

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.



## Trenton-Ewing 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, nearly one in three loans, or 30.8%, 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. about one in four home purchase loans in the metropolitan area, or 25.2%, 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 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 Trenton-Ewing 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, 50.3% or about one out of two, home refinance loans made to African-Americans were high-cost loans and, 46.0%, or close to one out of two, home refinance loans made to Latinos were high-cost loans. In contrast, only 23.0%, or close to one out of four, 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	630	317	50.3%	2.2
Latino	350	161	46.0%	2.0
White	2234	514	23.0%	
ALL <sup>17</sup>	4108	1267	30.8%	

**Minority homeowners were more likely than white homeowners to receive a high-cost loan when refinancing.** In relative terms, African-Americans were 2.2 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>18</sup>** In 2006, upper-income African-American homeowners were 1.8 times more likely than upper-income white homeowners to receive a high-cost refinance loan. Upper-income Latinos were 2.4 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 2.0 times more likely to receive a high-cost loan than middle-income whites.

Moderate-income African-Americans were 2.0 times more likely to receive a high-cost refinance loan than moderate-income whites, while moderate-income Latinos were 1.8 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	29.9%	40.7%	56.6%	1.4	1.9
Moderate Income	28.8%	50.8%	58.6%	1.8	2.0
Middle Income	24.3%	49.4%	49.7%	2.0	2.0
Upper Income	17.8%	42.9%	31.5%	2.4	1.8

<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 \$101,626 for the Trenton-Ewing metropolitan area. Low-income borrowers have incomes below 50% of the median income, or less than \$42,700; moderate-income borrowers have incomes between 50% and 79% of median income, or between \$42,700 and \$68,320; middle-income borrowers have incomes 80-119% of median income, or between \$68,320 and \$101,626.

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 25.0% of the high-cost refinance loans but only 11.0% of the prime refinance loans. Latinos received 12.7% of the high-cost loans originated but a smaller 6.7% of the prime loans originated. In contrast, whites received 60.5% of all prime loans originated which is greater than their 40.6% share of all high-cost loans originated. African-Americans represent 19.4% of the population in the metropolitan area while Latinos represent 9.7% of the population<sup>19</sup>.

<b>Distribution of High-cost Refinance Loans by Borrower Race and Ethnicity 2006</b>			
<b>Race/Ethnicity</b>	<b>Share of Population</b>	<b>Share of Prime Loans</b>	<b>Share of High-cost Loans</b>
African-American	19.4%	11.0%	25.0%
Latino	9.7%	6.7%	12.7%
White	64.2%	60.5%	40.6%

**Lower-income homeowners of all races were more likely to receive a high-cost loan than upper-income borrowers.**

In 2006, 41.3%, or close to one out of two, refinance loans made to low-income homeowners were high-cost loans, as were 39.4%, or more than one out of every three, refinances made to moderate-income homeowners and 31.3% or close to one of three loans to middle-income homeowners. In contrast, only 21.2%, or about one out of every five, refinances to upper-income homeowners were high-cost loans.

<b>Refinance Loans by Borrower Income Level 2006</b>			
	<b># Refinance Loans</b>	<b># High-Cost Loans</b>	<b>% High-cost</b>
Low-Income	443	183	41.3%
Moderate-Income	1025	404	39.4%
Middle-Income	1135	355	31.3%
Upper-Income	1330	282	21.2%

In comparative terms, low-income homeowners were 1.9 times more likely to receive a high-cost loan than upper-income homeowners and moderate-income homeowners were 1.9 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, 47.1%, or close to one out of two, home purchase loans received by African-Americans were high-cost loans and 42.6%, or close to one out of two, home purchase loans received by Latinos were high-cost loans. In contrast, only 18.2%, or nearly 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	414	195	47.1%	2.6
Latino	406	173	42.6%	2.3
White	1558	283	18.2%	
ALL	3117	786	25.2%	

**Minority homebuyers were much more likely than white homebuyers to receive a high-cost loan.** African-American homebuyers were 2.6 times as likely to receive a high-cost home purchase loan than whites while Latinos were 2.3 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 42.9% of the home purchase loans received by upper-income African-Americans and 51.3% of the home purchase loans received by upper-income Latinos, compared to only 15.3% of the home purchase loans to upper-income whites.

In comparative terms, upper-income African-Americans were 2.8 times more likely than upper-income whites to be issued a high-cost loan when purchasing a home. Upper-income Latinos were 3.4 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>					
	White	Latino	African- American	Disparity Compared to White	
				Latino	African- American
Low Income	19.7%	28.1%	44.8%	1.4	2.3
Moderate Income	19.5%	47.0%	46.4%	2.4	2.4
Middle Income	16.6%	44.3%	52.2%	2.7	3.1
Upper Income	15.3%	51.3%	42.9%	3.4	2.8

Middle-income African-Americans were 3.1 times more likely than middle-income whites to be issued a high-cost home purchase loan, while middle-income Latinos were 2.7 times more likely to be issued a high-cost purchase loan than middle-income whites.

Moderate-income African-Americans were 2.4 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 2.3 times more likely to be issued a high-cost home purchase loan than low-income whites, while low-income Latinos were 1.4 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 24.8% of all high-cost home purchase loans but only 9.4% of the prime home purchase loans. Latinos were issued 22.0% of all high-cost loans originated and 10.0% of the prime loans originated. In contrast, whites received 54.7% of the prime loans originated which is greater than their 36.0% share of the high-cost loans originated. African-Americans represent 19.4% of the population in the metropolitan area while Latinos represent 9.7% 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	19.4%	9.4%	24.8%
Latino	9.7%	10.0%	22.0%
White	64.2%	54.7%	36.0%

**Lower income homeowners of all races are more likely to receive a high-cost loan than upper-income homebuyers.** In 2006, 31.4% of the loans received by low-income homebuyers were high-

cost loans, or about one out of three loans. 32% of the loans received by moderate-income homebuyers, and 25.8% loans to middle-income homeowners were high-cost loans. In comparison, only 18.8% 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	74	236	31.4%
Moderate Income	219	688	32%
Middle Income	210	815	25.8%
Upper Income	237	1260	18.8%

In comparative terms, low-income homebuyers were 1.7 times more likely than upper-income borrowers to receive a high-cost loan to purchase their home. Moderate-income homebuyers were 1.7 times more likely to receive a high-cost loan than upper-income homebuyers.

**Methodology**

The data for the Trenton-Ewing metropolitan area includes Mercer 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.